

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

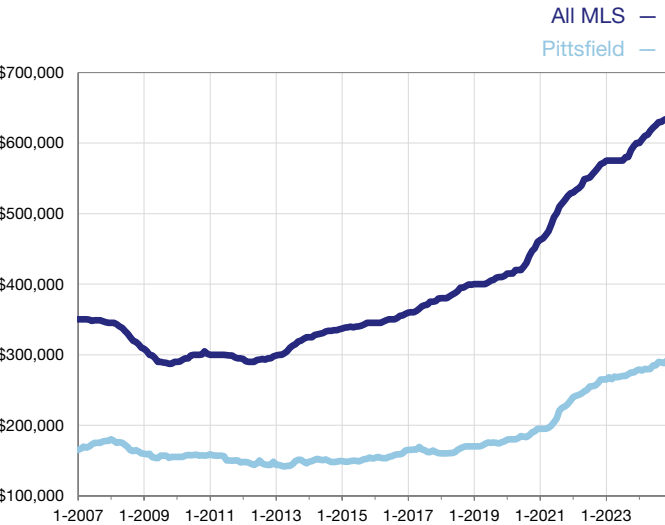
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	28	+ 55.6%	319	339	+ 6.3%
Closed Sales	28	39	+ 39.3%	307	315	+ 2.6%
Median Sales Price*	\$258,500	\$268,000	+ 3.7%	\$277,500	\$292,000	+ 5.2%
Inventory of Homes for Sale	60	53	- 11.7%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	70	56	- 20.0%	69	70	+ 1.4%
Percent of Original List Price Received*	95.6%	98.4%	+ 2.9%	99.7%	99.0%	- 0.7%
New Listings	27	30	+ 11.1%	373	389	+ 4.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	31	33	+ 6.5%
Closed Sales	2	2	0.0%	31	33	+ 6.5%
Median Sales Price*	\$407,500	\$290,000	- 28.8%	\$255,000	\$335,500	+ 31.6%
Inventory of Homes for Sale	4	12	+ 200.0%	--	--	--
Months Supply of Inventory	1.3	3.8	+ 192.3%	--	--	--
Cumulative Days on Market Until Sale	262	73	- 72.1%	101	66	- 34.7%
Percent of Original List Price Received*	87.0%	88.9%	+ 2.2%	98.0%	98.5%	+ 0.5%
New Listings	2	5	+ 150.0%	31	47	+ 51.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

