

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pittsfield

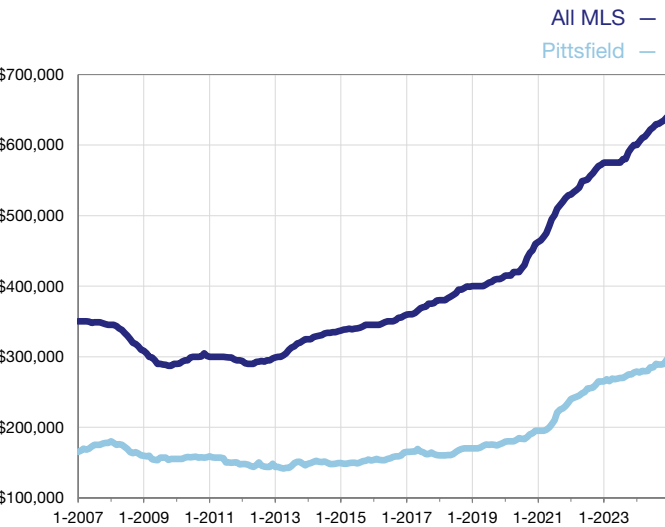
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	18	- 14.3%	340	359	+ 5.6%
Closed Sales	29	32	+ 10.3%	336	347	+ 3.3%
Median Sales Price*	\$279,000	\$330,450	+ 18.4%	\$277,750	\$296,500	+ 6.8%
Inventory of Homes for Sale	44	39	- 11.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	71	60	- 15.5%	69	69	0.0%
Percent of Original List Price Received*	96.2%	100.8%	+ 4.8%	99.4%	99.2%	- 0.2%
New Listings	9	17	+ 88.9%	382	409	+ 7.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	33	35	+ 6.1%
Closed Sales	2	2	0.0%	33	35	+ 6.1%
Median Sales Price*	\$204,700	\$517,500	+ 152.8%	\$235,000	\$362,500	+ 54.3%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--
Cumulative Days on Market Until Sale	40	63	+ 57.5%	97	66	- 32.0%
Percent of Original List Price Received*	103.6%	100.3%	- 3.2%	98.3%	98.6%	+ 0.3%
New Listings	2	1	- 50.0%	33	48	+ 45.5%

\* 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

