

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

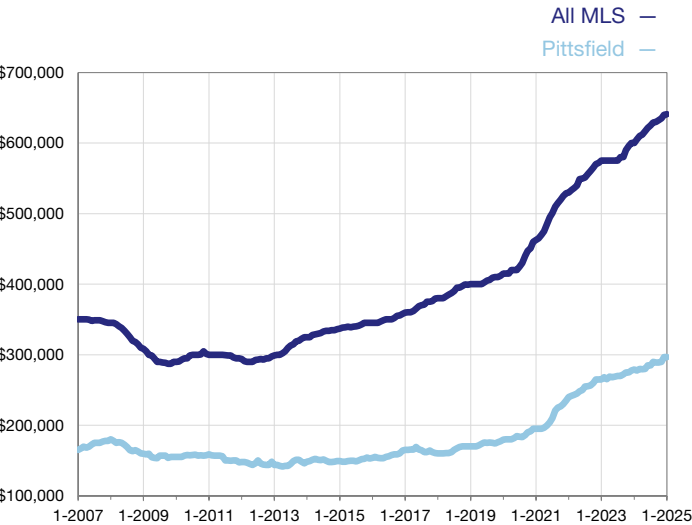
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	19	+ 5.6%	18	19	+ 5.6%
Closed Sales	22	31	+ 40.9%	22	31	+ 40.9%
Median Sales Price*	\$245,000	\$270,000	+ 10.2%	\$245,000	\$270,000	+ 10.2%
Inventory of Homes for Sale	51	46	- 9.8%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	73	77	+ 5.5%	73	77	+ 5.5%
Percent of Original List Price Received*	99.2%	95.9%	- 3.3%	99.2%	95.9%	- 3.3%
New Listings	26	30	+ 15.4%	26	30	+ 15.4%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$561,615	\$169,000	- 69.9%	\$561,615	\$169,000	- 69.9%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	3.8	+ 192.3%	--	--	--
Cumulative Days on Market Until Sale	28	111	+ 296.4%	28	111	+ 296.4%
Percent of Original List Price Received*	97.4%	89.7%	- 7.9%	97.4%	89.7%	- 7.9%
New Listings	4	4	0.0%	4	4	0.0%

* 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

