

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

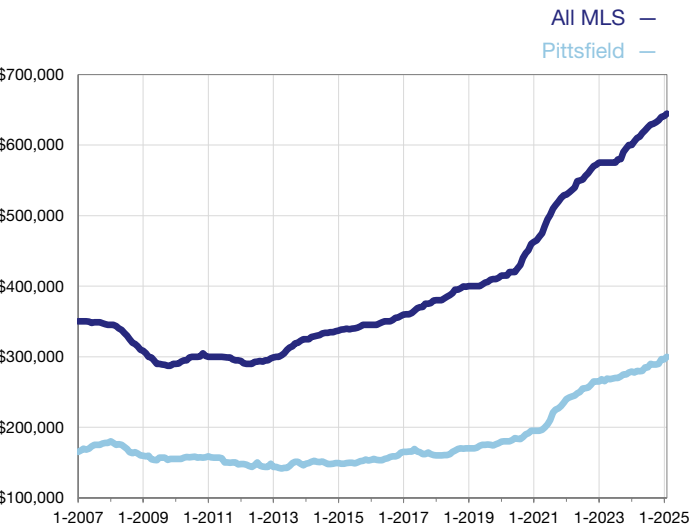
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	27	+ 22.7%	40	48	+ 20.0%
Closed Sales	15	24	+ 60.0%	37	56	+ 51.4%
Median Sales Price*	\$265,000	\$299,450	+ 13.0%	\$263,000	\$276,000	+ 4.9%
Inventory of Homes for Sale	44	50	+ 13.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	85	73	- 14.1%	78	75	- 3.8%
Percent of Original List Price Received*	97.3%	95.0%	- 2.4%	98.4%	95.3%	- 3.2%
New Listings	17	33	+ 94.1%	43	65	+ 51.2%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	5	5	0.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$510,000	\$0	- 100.0%	\$510,000	\$169,000	- 66.9%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	3.1	4.0	+ 29.0%	--	--	--
Cumulative Days on Market Until Sale	115	0	- 100.0%	57	111	+ 94.7%
Percent of Original List Price Received*	81.6%	0.0%	- 100.0%	92.1%	89.7%	- 2.6%
New Listings	6	6	0.0%	10	10	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

