

Pittsfield

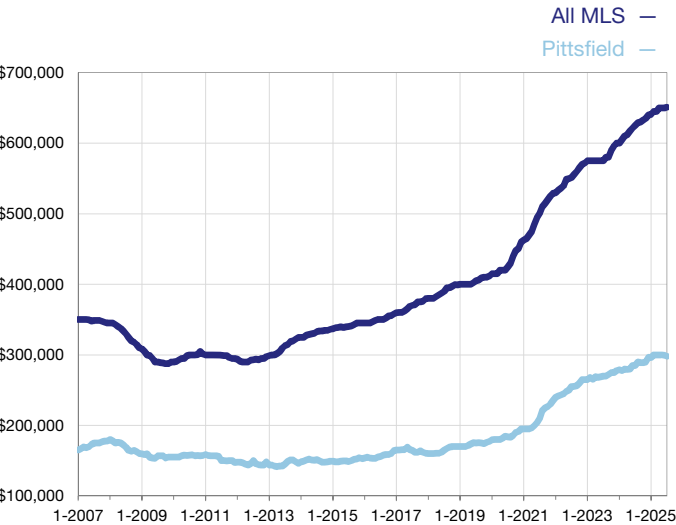
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	36	35	- 2.8%	199	214	+ 7.5%
Closed Sales	27	40	+ 48.1%	172	204	+ 18.6%
Median Sales Price*	\$322,000	\$298,950	- 7.2%	\$290,000	\$297,000	+ 2.4%
Inventory of Homes for Sale	47	81	+ 72.3%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	72	60	- 16.7%	73	68	- 6.8%
Percent of Original List Price Received*	101.2%	98.1%	- 3.1%	99.1%	97.3%	- 1.8%
New Listings	35	34	- 2.9%	224	281	+ 25.4%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	23	14	- 39.1%
Closed Sales	4	2	- 50.0%	19	15	- 21.1%
Median Sales Price*	\$211,950	\$448,450	+ 111.6%	\$275,000	\$275,000	0.0%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	3.7	5.9	+ 59.5%	--	--	--
Cumulative Days on Market Until Sale	58	226	+ 289.7%	68	137	+ 101.5%
Percent of Original List Price Received*	98.5%	95.9%	- 2.6%	98.0%	95.3%	- 2.8%
New Listings	8	8	0.0%	31	28	- 9.7%

* 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

