

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	22	19	- 13.6%	363	371	+ 2.2%
Closed Sales	32	36	+ 12.5%	347	388	+ 11.8%
Median Sales Price*	\$330,450	\$344,500	+ 4.3%	\$296,500	\$300,000	+ 1.2%
Inventory of Homes for Sale	42	71	+ 69.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	60	74	+ 23.3%	69	69	0.0%
Percent of Original List Price Received*	100.8%	92.7%	- 8.0%	99.2%	97.0%	- 2.2%
New Listings	18	20	+ 11.1%	411	480	+ 16.8%

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

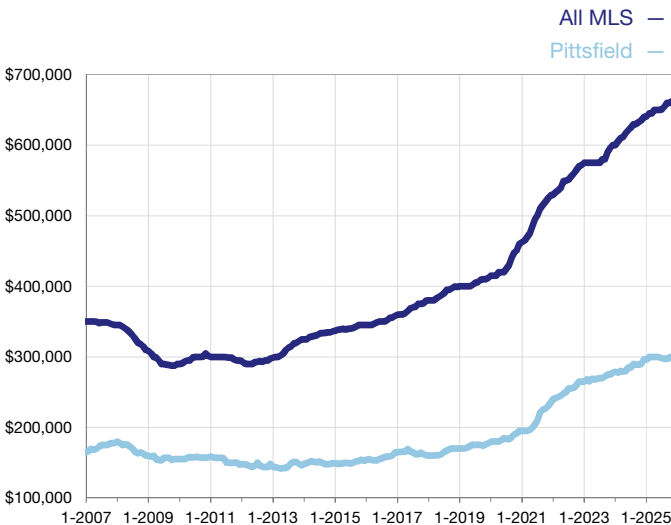
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	2	- 33.3%	36	33	- 8.3%
Closed Sales	2	2	0.0%	35	32	- 8.6%
Median Sales Price*	\$517,500	\$175,450	- 66.1%	\$362,500	\$280,000	- 22.8%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	63	130	+ 106.3%	66	107	+ 62.1%
Percent of Original List Price Received*	100.3%	97.7%	- 2.6%	98.6%	95.7%	- 2.9%
New Listings	1	1	0.0%	48	46	- 4.2%

* 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

