

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	31	+ 29.2%	40	55	+ 37.5%
Closed Sales	20	16	- 20.0%	51	40	- 21.6%
Median Sales Price*	\$297,000	\$361,825	+ 21.8%	\$270,000	\$332,500	+ 23.1%
Inventory of Homes for Sale	51	63	+ 23.5%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	77	83	+ 7.8%	77	77	0.0%
Percent of Original List Price Received*	95.0%	96.7%	+ 1.8%	95.5%	96.5%	+ 1.0%
New Listings	28	30	+ 7.1%	55	61	+ 10.9%

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

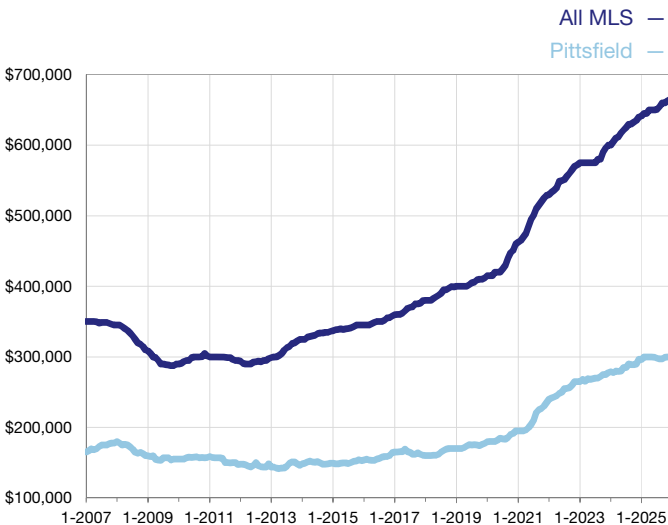
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	4	+ 33.3%	5	5	0.0%
Closed Sales	0	0	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$0	--	\$169,000	\$260,000	+ 53.8%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	111	153	+ 37.8%
Percent of Original List Price Received*	0.0%	0.0%	--	89.7%	91.1%	+ 1.6%
New Listings	5	5	0.0%	8	7	- 12.5%

* 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

