

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pittsfield

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	34	43	+ 26.5%	106	128	+ 20.8%
Closed Sales	27	25	- 7.4%	98	97	- 1.0%
Median Sales Price*	\$280,000	\$330,000	+ 17.9%	\$288,938	\$335,000	+ 15.9%
Inventory of Homes for Sale	57	70	+ 22.8%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	80	84	+ 5.0%	78	91	+ 16.7%
Percent of Original List Price Received*	95.2%	97.1%	+ 2.0%	95.4%	96.5%	+ 1.2%
New Listings	42	56	+ 33.3%	134	148	+ 10.4%

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

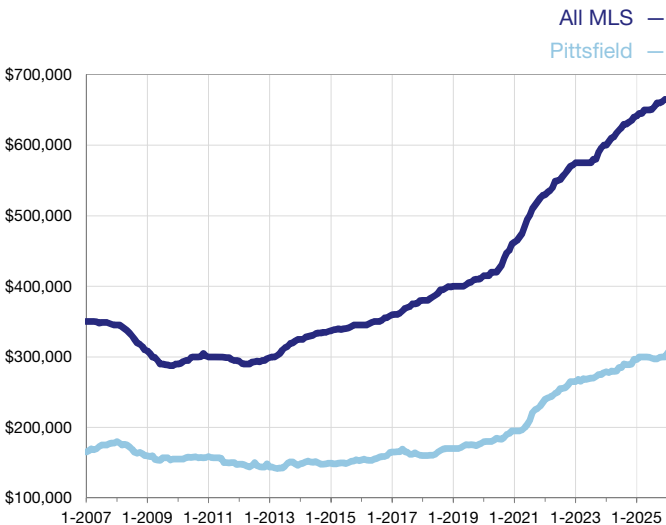
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	11	11	0.0%
Closed Sales	3	4	+ 33.3%	10	12	+ 20.0%
Median Sales Price*	\$391,000	\$239,500	- 38.7%	\$283,500	\$251,950	- 11.1%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	71	164	+ 131.0%	111	155	+ 39.6%
Percent of Original List Price Received*	97.8%	88.8%	- 9.2%	93.6%	90.4%	- 3.4%
New Listings	2	4	+ 100.0%	12	15	+ 25.0%

\* 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

