

Pittsfield

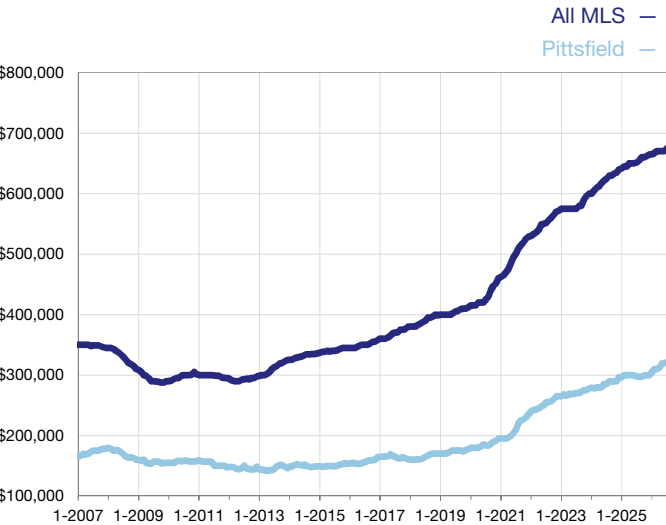
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	39	28	- 28.2%	216	246	+ 13.9%
Closed Sales	40	42	+ 5.0%	204	226	+ 10.8%
Median Sales Price*	\$298,950	\$313,500	+ 4.9%	\$297,000	\$330,000	+ 11.1%
Inventory of Homes for Sale	86	84	- 2.3%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	60	94	+ 56.7%	68	85	+ 25.0%
Percent of Original List Price Received*	98.1%	96.7%	- 1.4%	97.3%	97.3%	0.0%
New Listings	35	44	+ 25.7%	286	292	+ 2.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	15	22	+ 46.7%
Closed Sales	2	4	+ 100.0%	15	23	+ 53.3%
Median Sales Price*	\$448,450	\$390,500	- 12.9%	\$275,000	\$299,000	+ 8.7%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	6.8	2.7	- 60.3%	--	--	--
Cumulative Days on Market Until Sale	226	108	- 52.2%	137	128	- 6.6%
Percent of Original List Price Received*	95.9%	92.7%	- 3.3%	95.3%	93.4%	- 2.0%
New Listings	8	3	- 62.5%	29	24	- 17.2%

* 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

