

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

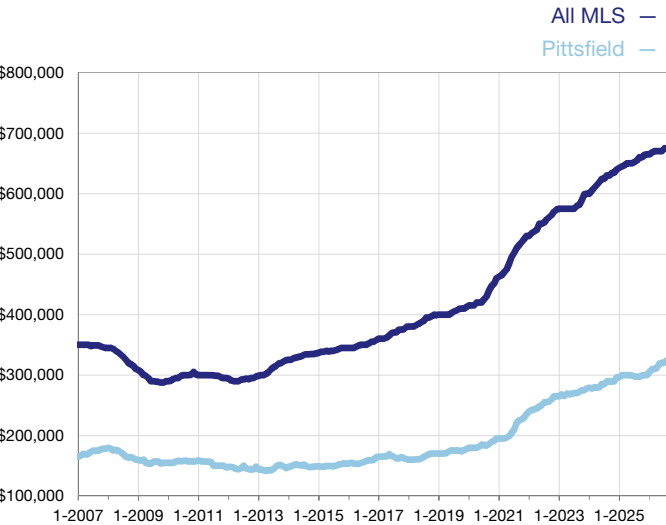
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	44	31	- 29.5%	260	277	+ 6.5%
Closed Sales	41	37	- 9.8%	245	263	+ 7.3%
Median Sales Price*	\$292,000	\$319,000	+ 9.2%	\$297,000	\$325,000	+ 9.4%
Inventory of Homes for Sale	85	105	+ 23.5%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	66	69	+ 4.5%	67	83	+ 23.9%
Percent of Original List Price Received*	97.6%	98.1%	+ 0.5%	97.3%	97.4%	+ 0.1%
New Listings	52	59	+ 13.5%	338	353	+ 4.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	21	26	+ 23.8%
Closed Sales	3	3	0.0%	18	26	+ 44.4%
Median Sales Price*	\$285,000	\$313,500	+ 10.0%	\$280,000	\$300,750	+ 7.4%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	7.0	2.0	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	70	95	+ 35.7%	126	124	- 1.6%
Percent of Original List Price Received*	98.0%	99.6%	+ 1.6%	95.7%	94.1%	- 1.7%
New Listings	8	3	- 62.5%	37	26	- 29.7%

* 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

