

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

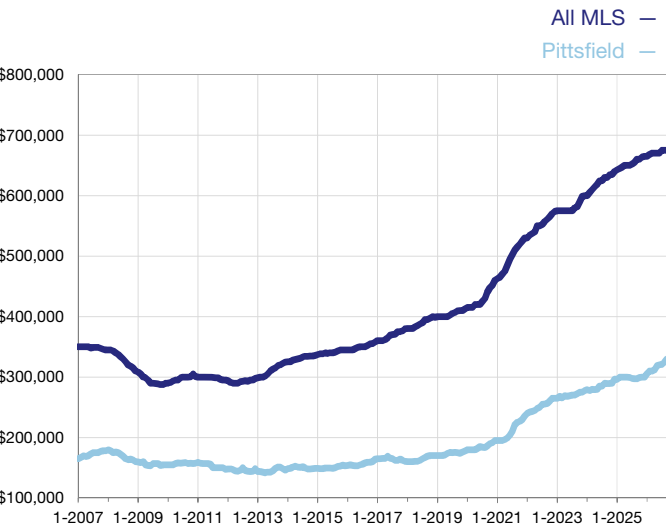
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	29	23	- 20.7%	289	305	+ 5.5%
Closed Sales	34	30	- 11.8%	279	293	+ 5.0%
Median Sales Price*	\$287,450	\$335,000	+ 16.5%	\$295,000	\$329,900	+ 11.8%
Inventory of Homes for Sale	101	124	+ 22.8%	--	--	--
Months Supply of Inventory	3.1	3.8	+ 22.6%	--	--	--
Cumulative Days on Market Until Sale	70	70	0.0%	68	82	+ 20.6%
Percent of Original List Price Received*	97.3%	97.4%	+ 0.1%	97.3%	97.4%	+ 0.1%
New Listings	52	51	- 1.9%	390	406	+ 4.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	26	26	0.0%
Closed Sales	5	3	- 40.0%	23	29	+ 26.1%
Median Sales Price*	\$385,000	\$247,000	- 35.8%	\$285,000	\$300,000	+ 5.3%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	5.8	2.6	- 55.2%	--	--	--
Cumulative Days on Market Until Sale	73	226	+ 209.6%	115	135	+ 17.4%
Percent of Original List Price Received*	95.8%	96.1%	+ 0.3%	95.8%	94.3%	- 1.6%
New Listings	3	3	0.0%	40	29	- 27.5%

* 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

