Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Pittsfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	33	**30**	- 9.1%	322	**346**	+ 7.5%
Closed Sales	40	**36**	- 10.0%	319	**329**	+ 3.1%
Median Sales Price*	$352,250	**$330,000**	- 6.3%	$299,900	**$329,900**	+ 10.0%
Inventory of Homes for Sale	103	**121**	+ 17.5%	--	--	--
Months Supply of Inventory	3.3	**3.6**	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	73	**75**	+ 2.7%	68	**81**	+ 19.1%
Percent of Original List Price Received*	97.8%	**96.7%**	- 1.1%	97.4%	**97.3%**	- 0.1%
New Listings	41	**46**	+ 12.2%	431	**455**	+ 5.6%

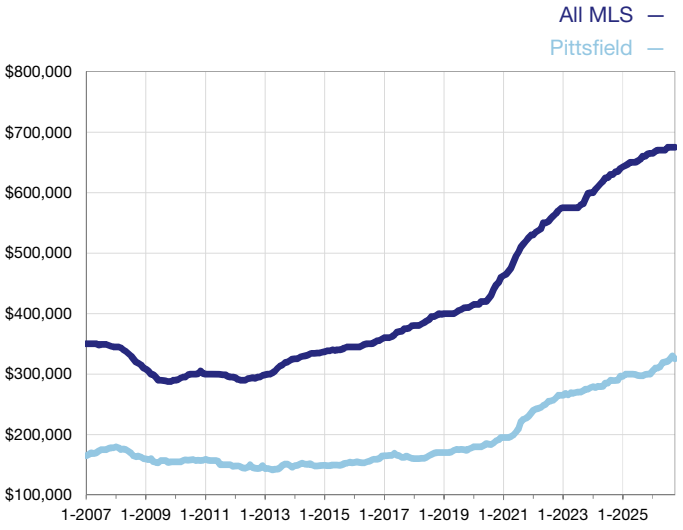
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

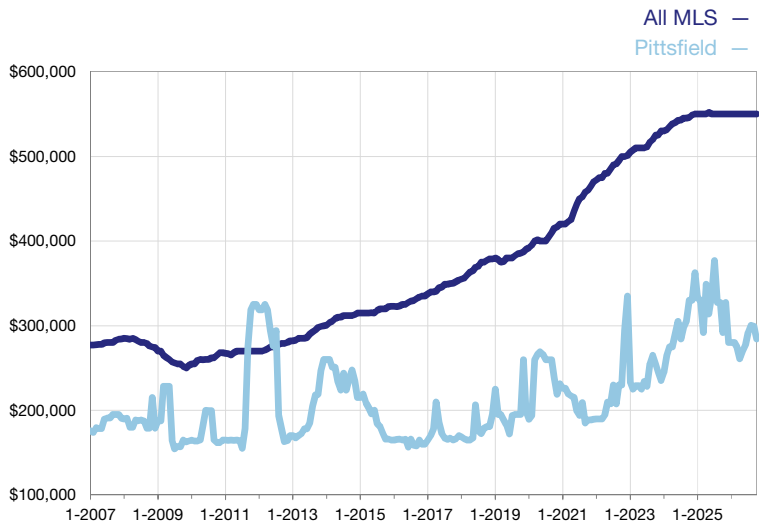
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**3**	- 40.0%	31	**29**	- 6.5%
Closed Sales	4	**2**	- 50.0%	27	**31**	+ 14.8%
Median Sales Price*	$318,500	**$201,500**	- 36.7%	$285,000	**$299,000**	+ 4.9%
Inventory of Homes for Sale	19	**6**	- 68.4%	--	--	--
Months Supply of Inventory	5.6	**2.1**	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	65	**134**	+ 106.2%	107	**135**	+ 26.2%
Percent of Original List Price Received*	94.9%	**88.9%**	- 6.3%	95.6%	**94.0%**	- 1.7%
New Listings	6	**2**	- 66.7%	46	**30**	- 34.8%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.