

# Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Adams

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	15	+ 66.7%	57	73	+ 28.1%
Closed Sales	7	7	0.0%	47	66	+ 40.4%
Median Sales Price*	\$122,000	<b>\$180,000</b>	+ 47.5%	\$129,900	<b>\$131,950</b>	+ 1.6%
Inventory of Homes for Sale	52	25	- 51.9%	--	--	--
Months Supply of Inventory	7.2	2.7	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	31	77	+ 148.4%	66	80	+ 21.2%
Percent of Original List Price Received*	93.2%	<b>94.7%</b>	+ 1.6%	91.3%	<b>91.6%</b>	+ 0.3%
New Listings	19	20	+ 5.3%	101	75	- 25.7%

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

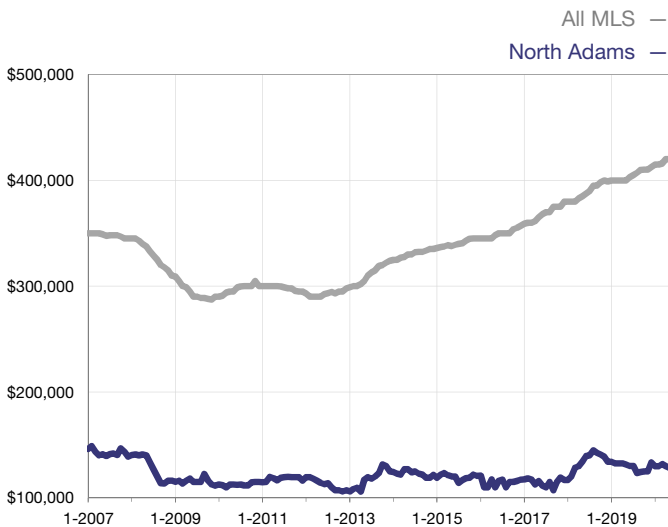
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$235,000	<b>\$0</b>	- 100.0%	\$150,050	<b>\$230,000</b>	+ 53.3%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	23	159	+ 591.3%
Percent of Original List Price Received*	95.9%	<b>0.0%</b>	- 100.0%	95.5%	<b>88.5%</b>	- 7.3%
New Listings	3	2	- 33.3%	10	4	- 60.0%

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

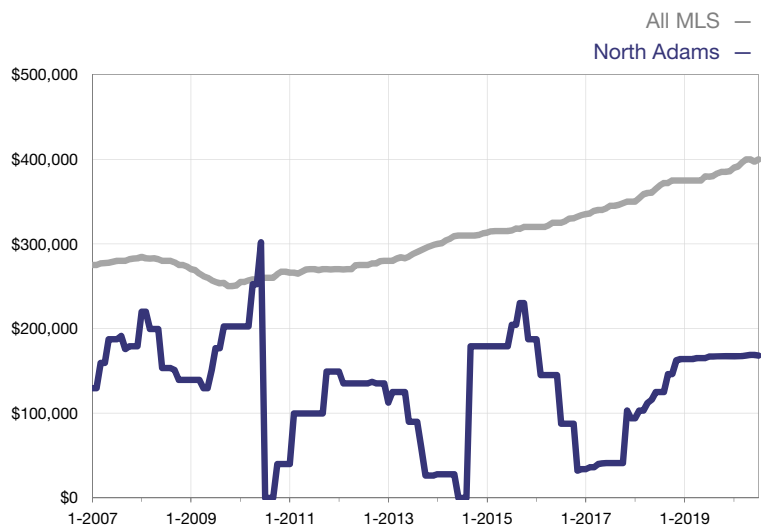
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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