

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	6	- 14.3%	112	91	- 18.8%
Closed Sales	8	10	+ 25.0%	112	91	- 18.8%
Median Sales Price*	\$174,450	\$250,000	+ 43.3%	\$188,500	\$194,500	+ 3.2%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	171	67	- 60.8%	105	86	- 18.1%
Percent of Original List Price Received*	92.5%	91.7%	- 0.9%	95.7%	95.0%	- 0.7%
New Listings	6	4	- 33.3%	119	110	- 7.6%

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

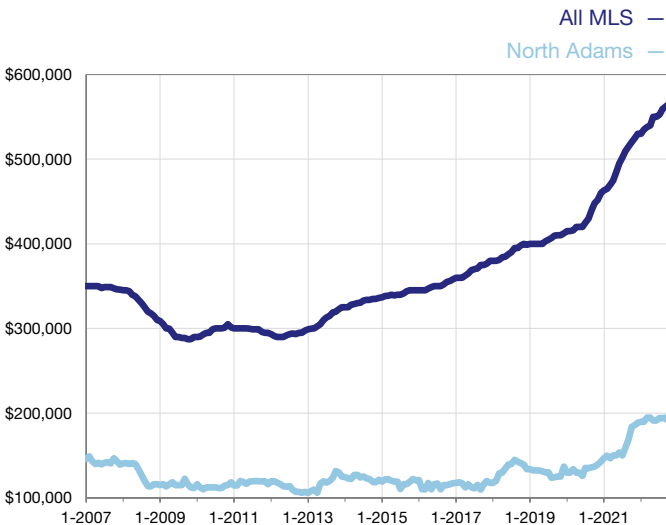
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	8	7	- 12.5%
Closed Sales	1	2	+ 100.0%	8	8	0.0%
Median Sales Price*	\$225,900	\$102,000	- 54.8%	\$242,450	\$175,000	- 27.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	134	123	- 8.2%	116	120	+ 3.4%
Percent of Original List Price Received*	98.3%	78.3%	- 20.3%	96.0%	87.3%	- 9.1%
New Listings	0	0	--	9	9	0.0%

* 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

