

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Adams

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	14	9	- 35.7%	68	59	- 13.2%
Closed Sales	11	7	- 36.4%	59	47	- 20.3%
Median Sales Price*	\$130,000	<b>\$122,000</b>	- 6.2%	\$142,500	<b>\$129,900</b>	- 8.8%
Inventory of Homes for Sale	33	42	+ 27.3%	--	--	--
Months Supply of Inventory	4.0	5.8	+ 45.0%	--	--	--
Cumulative Days on Market Until Sale	47	31	- 34.0%	74	66	- 10.8%
Percent of Original List Price Received*	97.9%	<b>93.2%</b>	- 4.8%	94.5%	<b>91.3%</b>	- 3.4%
New Listings	11	15	+ 36.4%	87	96	+ 10.3%

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

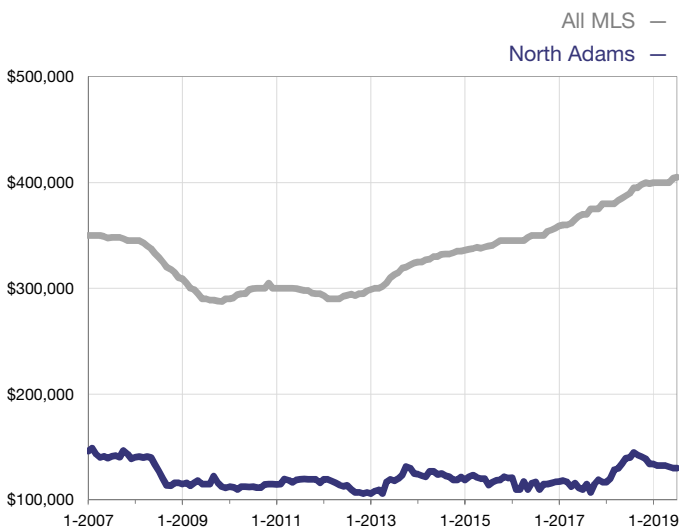
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	1	- 50.0%	6	5	- 16.7%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Median Sales Price*	\$110,000	<b>\$235,000</b>	+ 113.6%	\$130,000	<b>\$150,050</b>	+ 15.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	118	37	- 68.6%	32	23	- 28.1%
Percent of Original List Price Received*	95.7%	<b>95.9%</b>	+ 0.2%	98.5%	<b>95.5%</b>	- 3.0%
New Listings	1	1	0.0%	7	8	+ 14.3%

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

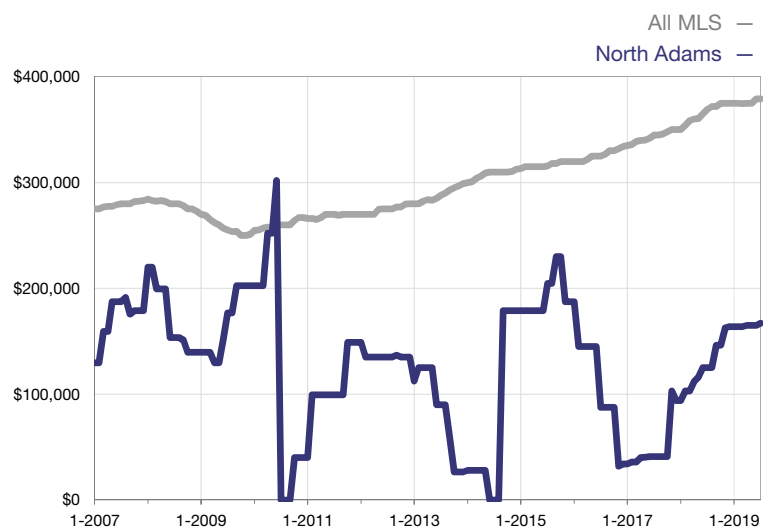
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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