

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Adams

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	9	+ 50.0%	47	39	- 17.0%
Closed Sales	12	4	- 66.7%	45	37	- 17.8%
Median Sales Price*	\$142,500	<b>\$180,500</b>	+ 26.7%	\$125,000	<b>\$156,500</b>	+ 25.2%
Inventory of Homes for Sale	32	9	- 71.9%	--	--	--
Months Supply of Inventory	3.7	<b>0.9</b>	- 75.7%	--	--	--
Cumulative Days on Market Until Sale	89	<b>49</b>	- 44.9%	84	<b>56</b>	- 33.3%
Percent of Original List Price Received*	94.2%	<b>91.5%</b>	- 2.9%	92.2%	<b>93.6%</b>	+ 1.5%
New Listings	9	9	0.0%	46	32	- 30.4%

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

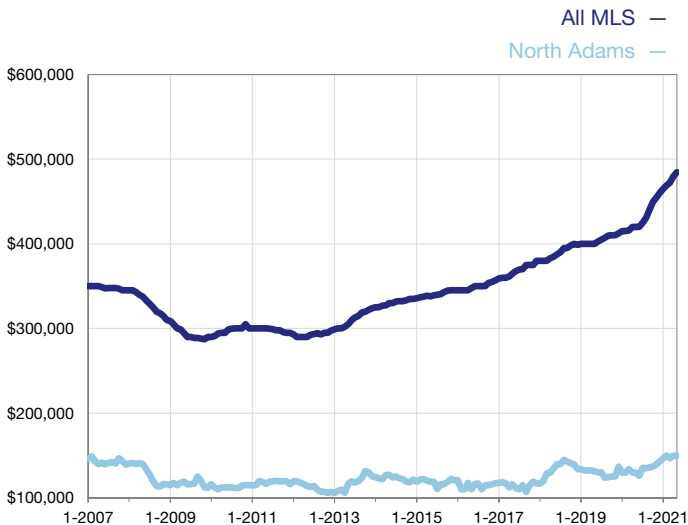
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$230,000	<b>\$174,000</b>	- 24.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.4	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	159	<b>160</b>	+ 0.6%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	88.5%	<b>96.6%</b>	+ 9.2%
New Listings	1	0	- 100.0%	1	2	+ 100.0%

\* 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

