

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

	November			Year to Date		
Key Metrics	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	8	+ 33.3%	105	85	- 19.0%
Closed Sales	11	10	- 9.1%	104	81	- 22.1%
Median Sales Price*	\$195,000	\$192,500	- 1.3%	\$188,500	\$191,250	+ 1.5%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	100	78	- 22.0%	99	88	- 11.1%
Percent of Original List Price Received*	93.9%	95.7%	+ 1.9%	95.9%	95.4%	- 0.5%
New Listings	11	7	- 36.4%	113	106	- 6.2%

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

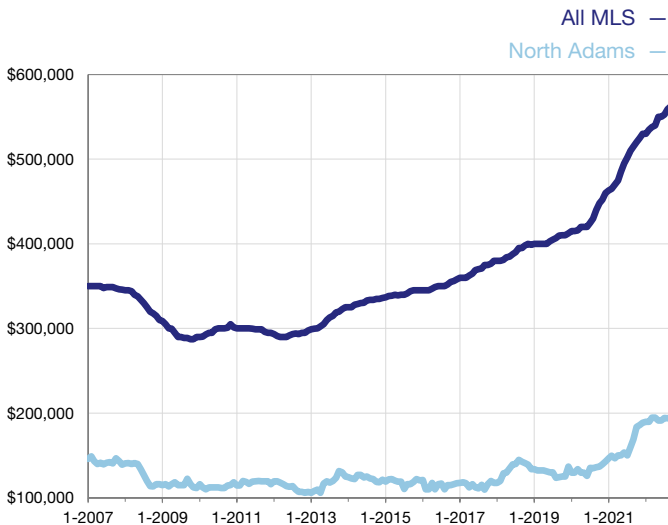
Condominium Properties

	November			Year to Date		
Key Metrics	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	8	7	- 12.5%
Closed Sales	3	0	- 100.0%	7	6	- 14.3%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$259,000	\$237,000	- 8.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	98	0	- 100.0%	114	120	+ 5.3%
Percent of Original List Price Received*	98.8%	0.0%	- 100.0%	95.6%	90.3%	- 5.5%
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

