

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	25	22	- 12.0%
Closed Sales	3	4	+ 33.3%	23	22	- 4.3%
Median Sales Price*	\$150,000	\$218,000	+ 45.3%	\$190,000	\$174,000	- 8.4%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	62	63	+ 1.6%	76	92	+ 21.1%
Percent of Original List Price Received*	100.2%	102.1%	+ 1.9%	93.3%	94.9%	+ 1.7%
New Listings	7	11	+ 57.1%	27	28	+ 3.7%

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

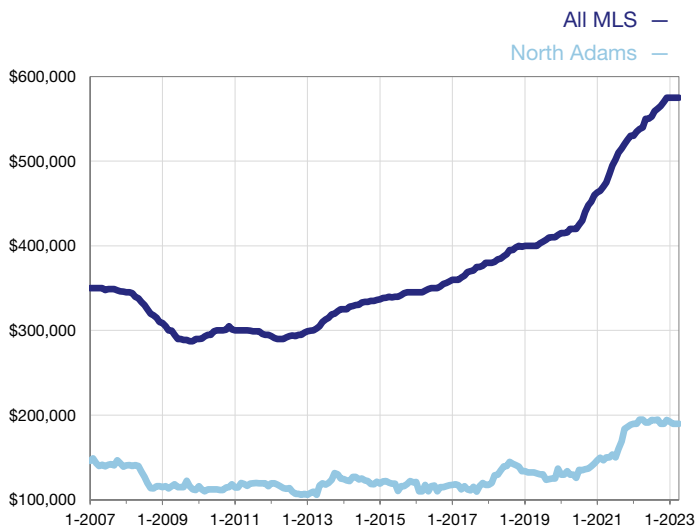
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$252,500	\$0	- 100.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	179	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	74.9%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	3	1	- 66.7%

* 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

