

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Adams

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	30	31	+ 3.3%
Closed Sales	8	2	- 75.0%	31	24	- 22.6%
Median Sales Price*	\$152,000	<b>\$179,950</b>	+ 18.4%	\$180,000	<b>\$177,450</b>	- 1.4%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	139	53	- 61.9%	90	87	- 3.3%
Percent of Original List Price Received*	97.0%	100.3%	+ 3.4%	94.3%	95.1%	+ 0.8%
New Listings	8	13	+ 62.5%	36	41	+ 13.9%

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

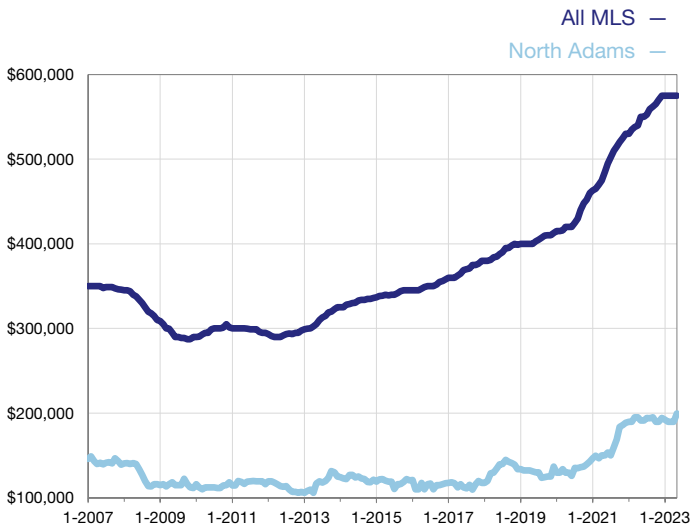
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	3	1	- 66.7%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$252,500	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--
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	2	2	0.0%	5	3	- 40.0%

\* 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

