

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Adams

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	15	+ 36.4%	41	46	+ 12.2%
Closed Sales	7	12	+ 71.4%	38	36	- 5.3%
Median Sales Price*	\$144,000	<b>\$238,500</b>	+ 65.6%	\$180,000	<b>\$190,750</b>	+ 6.0%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	82	88	+ 7.3%	88	88	0.0%
Percent of Original List Price Received*	95.7%	<b>101.0%</b>	+ 5.5%	94.5%	<b>97.0%</b>	+ 2.6%
New Listings	21	8	- 61.9%	57	49	- 14.0%

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

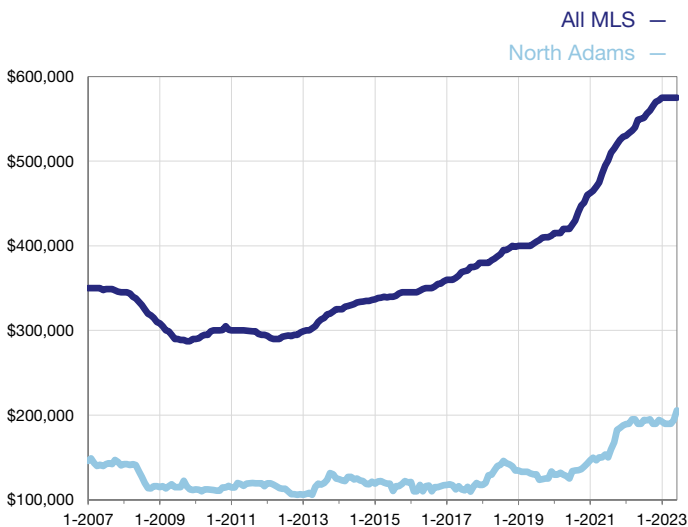
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	3	2	- 33.3%
Median Sales Price*	\$299,000	<b>\$207,500</b>	- 30.6%	\$299,000	<b>\$207,500</b>	- 30.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	85	63	- 25.9%	148	63	- 57.4%
Percent of Original List Price Received*	100.0%	<b>101.8%</b>	+ 1.8%	83.3%	<b>101.8%</b>	+ 22.2%
New Listings	1	1	0.0%	6	4	- 33.3%

\* 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

