

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	51	54	+ 5.9%
Closed Sales	8	15	+ 87.5%	46	51	+ 10.9%
Median Sales Price*	\$190,950	\$300,000	+ 57.1%	\$180,000	\$240,000	+ 33.3%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	67	116	+ 73.1%	84	96	+ 14.3%
Percent of Original List Price Received*	95.6%	99.7%	+ 4.3%	94.7%	97.8%	+ 3.3%
New Listings	10	10	0.0%	67	59	- 11.9%

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

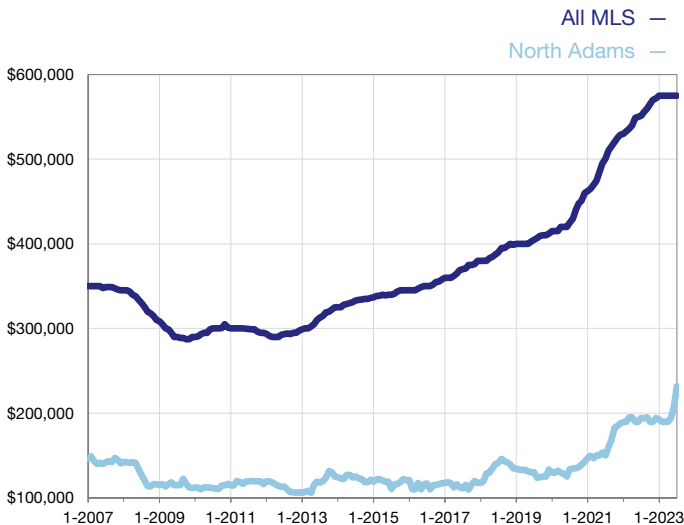
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$450,000	\$0	- 100.0%	\$332,000	\$207,500	- 37.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	62	0	- 100.0%	126	63	- 50.0%
Percent of Original List Price Received*	105.9%	0.0%	- 100.0%	88.9%	101.8%	+ 14.5%
New Listings	0	1	--	6	5	- 16.7%

* 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

