

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	57	65	+ 14.0%
Closed Sales	10	9	- 10.0%	56	60	+ 7.1%
Median Sales Price*	\$248,700	\$250,000	+ 0.5%	\$182,500	\$242,000	+ 32.6%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	94	67	- 28.7%	86	91	+ 5.8%
Percent of Original List Price Received*	101.6%	100.7%	- 0.9%	96.0%	98.3%	+ 2.4%
New Listings	5	15	+ 200.0%	72	74	+ 2.8%

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

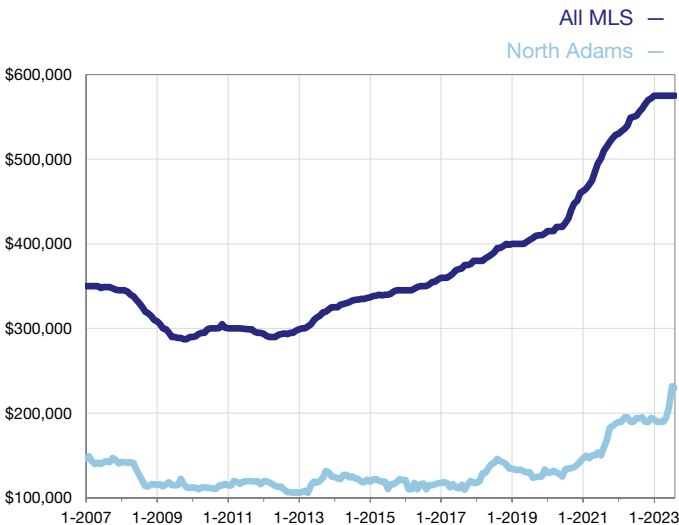
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	2	2	0.0%	6	4	- 33.3%
Median Sales Price*	\$175,000	\$252,500	+ 44.3%	\$237,000	\$220,000	- 7.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	107	60	- 43.9%	120	61	- 49.2%
Percent of Original List Price Received*	92.9%	98.9%	+ 6.5%	90.3%	100.3%	+ 11.1%
New Listings	0	0	--	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

