

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	67	71	+ 6.0%
Closed Sales	6	10	+ 66.7%	62	70	+ 12.9%
Median Sales Price*	\$273,500	\$173,250	- 36.7%	\$190,000	\$213,625	+ 12.4%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	89	104	+ 16.9%	86	93	+ 8.1%
Percent of Original List Price Received*	92.4%	92.4%	0.0%	95.7%	97.4%	+ 1.8%
New Listings	12	3	- 75.0%	84	77	- 8.3%

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

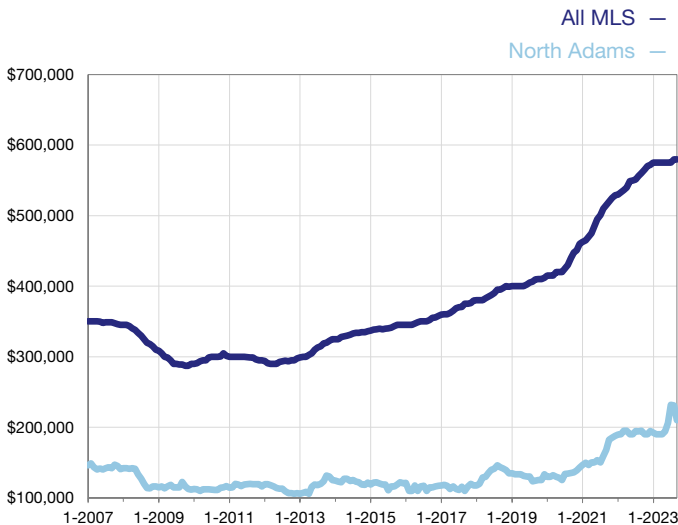
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	6	+ 20.0%
Closed Sales	0	1	--	6	5	- 16.7%
Median Sales Price*	\$0	\$410,000	--	\$237,000	\$350,000	+ 47.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	0	52	--	120	59	- 50.8%
Percent of Original List Price Received*	0.0%	97.6%	--	90.3%	99.8%	+ 10.5%
New Listings	1	1	0.0%	7	6	- 14.3%

* 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

