

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	75	75	0.0%
Closed Sales	9	7	- 22.2%	71	77	+ 8.5%
Median Sales Price*	\$200,000	\$268,000	+ 34.0%	\$191,250	\$220,000	+ 15.0%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	99	57	- 42.4%	88	90	+ 2.3%
Percent of Original List Price Received*	93.6%	97.8%	+ 4.5%	95.4%	97.4%	+ 2.1%
New Listings	14	11	- 21.4%	98	88	- 10.2%

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

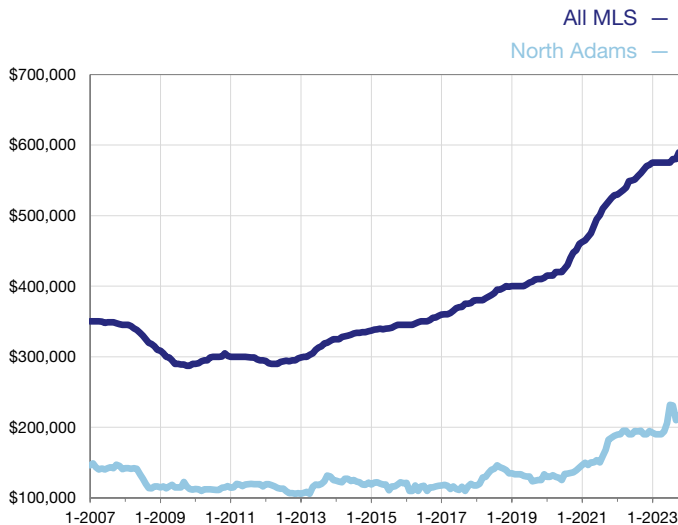
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	6	+ 20.0%
Closed Sales	0	0	--	6	5	- 16.7%
Median Sales Price*	\$0	\$0	--	\$237,000	\$350,000	+ 47.7%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.6	1.3	- 63.9%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	120	59	- 50.8%
Percent of Original List Price Received*	0.0%	0.0%	--	90.3%	99.8%	+ 10.5%
New Listings	4	0	- 100.0%	11	6	- 45.5%

* 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

