

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Adams

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	85	80	- 5.9%
Closed Sales	10	7	- 30.0%	81	84	+ 3.7%
Median Sales Price*	\$192,500	<b>\$200,000</b>	+ 3.9%	\$191,250	<b>\$213,625</b>	+ 11.7%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	78	108	+ 38.5%	87	91	+ 4.6%
Percent of Original List Price Received*	95.7%	89.5%	- 6.5%	95.4%	96.8%	+ 1.5%
New Listings	7	9	+ 28.6%	105	97	- 7.6%

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

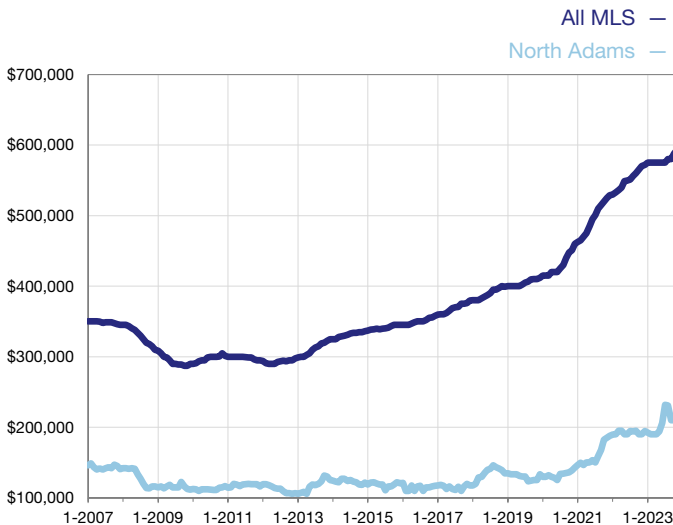
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	7	6	- 14.3%
Closed Sales	0	1	--	6	6	0.0%
Median Sales Price*	\$0	<b>\$160,000</b>	--	\$237,000	<b>\$255,000</b>	+ 7.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	0	53	--	120	58	- 51.7%
Percent of Original List Price Received*	0.0%	88.9%	--	90.3%	98.0%	+ 8.5%
New Listings	0	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

