

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Adams

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	91	86	- 5.5%
Closed Sales	10	4	- 60.0%	91	88	- 3.3%
Median Sales Price*	\$250,000	<b>\$232,450</b>	- 7.0%	\$194,500	<b>\$213,625</b>	+ 9.8%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	67	130	+ 94.0%	85	93	+ 9.4%
Percent of Original List Price Received*	91.7%	91.9%	+ 0.2%	95.0%	96.6%	+ 1.7%
New Listings	4	7	+ 75.0%	109	103	- 5.5%

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

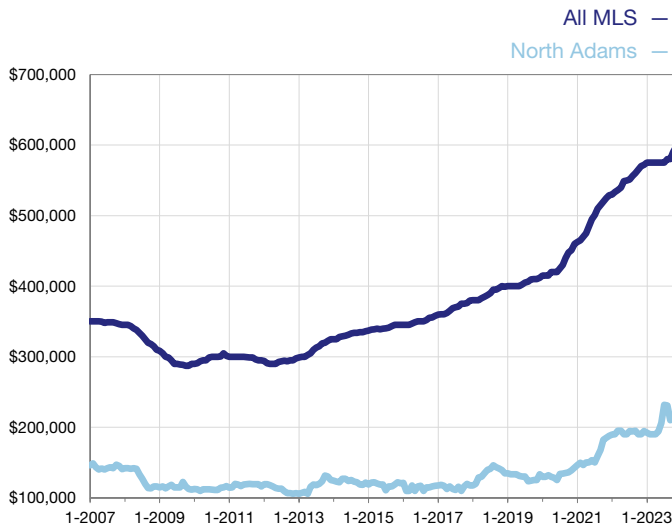
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	7	7	0.0%
Closed Sales	2	0	- 100.0%	8	6	- 25.0%
Median Sales Price*	\$102,000	<b>\$0</b>	- 100.0%	\$175,000	<b>\$255,000</b>	+ 45.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	123	0	- 100.0%	120	58	- 51.7%
Percent of Original List Price Received*	78.3%	0.0%	- 100.0%	87.3%	98.0%	+ 12.3%
New Listings	0	1	--	11	7	- 36.4%

\* 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

