

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	10	+ 66.7%	12	15	+ 25.0%
Closed Sales	5	6	+ 20.0%	13	14	+ 7.7%
Median Sales Price*	\$125,000	\$223,450	+ 78.8%	\$173,000	\$145,000	- 16.2%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	82	119	+ 45.1%	76	89	+ 17.1%
Percent of Original List Price Received*	87.0%	100.2%	+ 15.2%	92.3%	100.2%	+ 8.6%
New Listings	6	4	- 33.3%	8	17	+ 112.5%

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

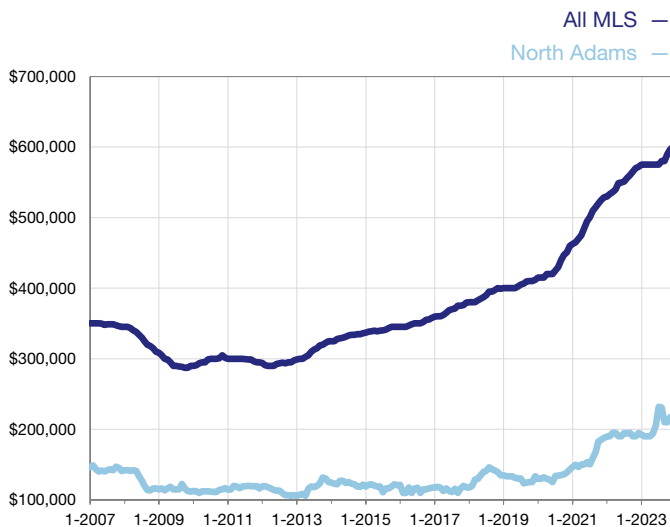
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$89,000	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	32	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	112.7%	--
New Listings	0	0	--	0	2	--

* 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

