

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	7	- 12.5%	22	29	+ 31.8%
Closed Sales	4	11	+ 175.0%	22	29	+ 31.8%
Median Sales Price*	\$218,000	\$223,000	+ 2.3%	\$174,000	\$200,000	+ 14.9%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	58	66	+ 13.8%	91	84	- 7.7%
Percent of Original List Price Received*	100.4%	95.0%	- 5.4%	94.6%	96.4%	+ 1.9%
New Listings	11	9	- 18.2%	28	34	+ 21.4%

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

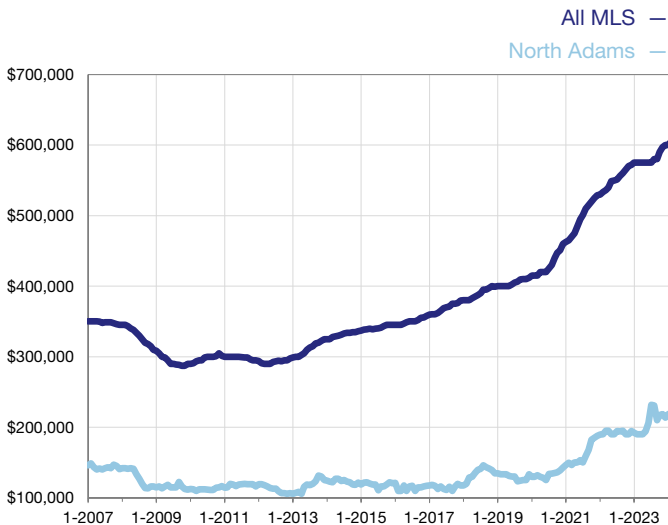
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	0	3	--
Closed Sales	0	1	--	0	3	--
Median Sales Price*	\$0	\$97,000	--	\$0	\$97,000	--
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	24	--	0	38	--
Percent of Original List Price Received*	0.0%	98.0%	--	0.0%	103.5%	--
New Listings	0	1	--	1	3	+ 200.0%

* 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

