

North Adams

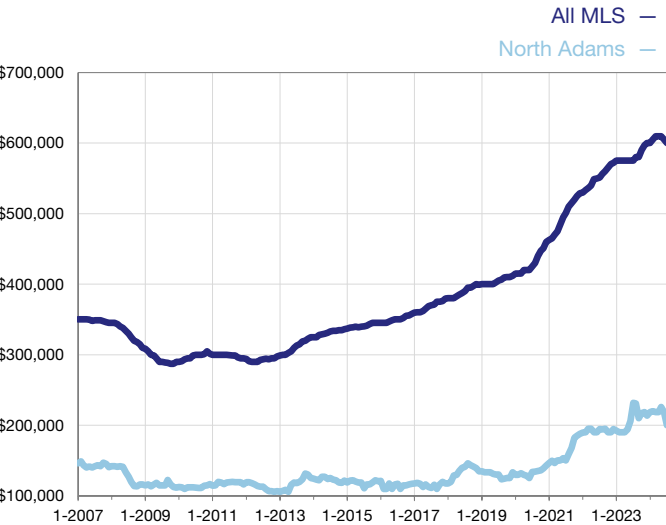
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	52	46	- 11.5%
Closed Sales	15	7	- 53.3%	51	50	- 2.0%
Median Sales Price*	\$300,000	\$256,705	- 14.4%	\$240,000	\$237,500	- 1.0%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	3.6	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	116	71	- 38.8%	96	83	- 13.5%
Percent of Original List Price Received*	99.7%	92.8%	- 6.9%	97.8%	96.2%	- 1.6%
New Listings	10	8	- 20.0%	59	64	+ 8.5%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	6	+ 50.0%
Closed Sales	0	1	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$250,000	--	\$207,500	\$135,000	- 34.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	71	--	63	65	+ 3.2%
Percent of Original List Price Received*	0.0%	100.0%	--	101.8%	101.4%	- 0.4%
New Listings	1	2	+ 100.0%	5	8	+ 60.0%

* 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

