

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

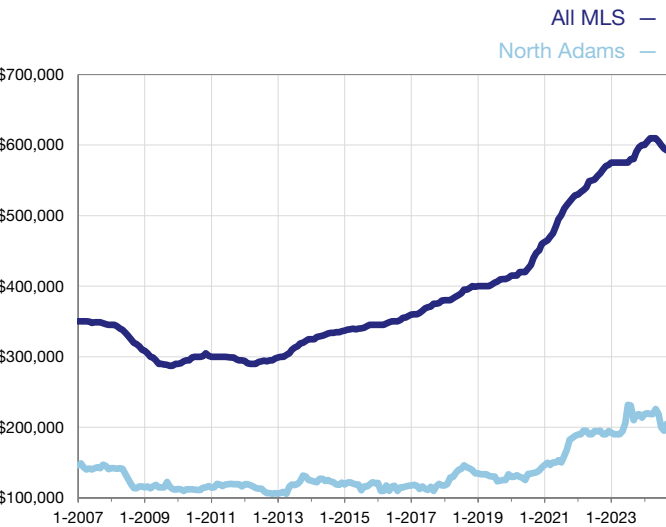
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	8	- 20.0%	70	63	- 10.0%
Closed Sales	10	4	- 60.0%	70	62	- 11.4%
Median Sales Price*	\$173,250	\$220,000	+ 27.0%	\$213,625	\$240,000	+ 12.3%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.7	+ 145.5%	--	--	--
Cumulative Days on Market Until Sale	104	126	+ 21.2%	93	84	- 9.7%
Percent of Original List Price Received*	92.4%	91.5%	- 1.0%	97.4%	96.3%	- 1.1%
New Listings	3	11	+ 266.7%	77	80	+ 3.9%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	6	8	+ 33.3%
Closed Sales	1	2	+ 100.0%	5	7	+ 40.0%
Median Sales Price*	\$410,000	\$271,000	- 33.9%	\$350,000	\$215,000	- 38.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 138.5%	--	--	--
Cumulative Days on Market Until Sale	52	86	+ 65.4%	59	71	+ 20.3%
Percent of Original List Price Received*	97.6%	100.6%	+ 3.1%	99.8%	101.2%	+ 1.4%
New Listings	1	4	+ 300.0%	6	12	+ 100.0%

* 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

