

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	6	+ 20.0%	75	69	- 8.0%
Closed Sales	7	10	+ 42.9%	77	72	- 6.5%
Median Sales Price*	\$268,000	\$242,500	- 9.5%	\$220,000	\$240,000	+ 9.1%
Inventory of Homes for Sale	13	20	+ 53.8%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--
Cumulative Days on Market Until Sale	57	66	+ 15.8%	90	82	- 8.9%
Percent of Original List Price Received*	97.8%	99.5%	+ 1.7%	97.4%	96.8%	- 0.6%
New Listings	11	11	0.0%	88	91	+ 3.4%

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

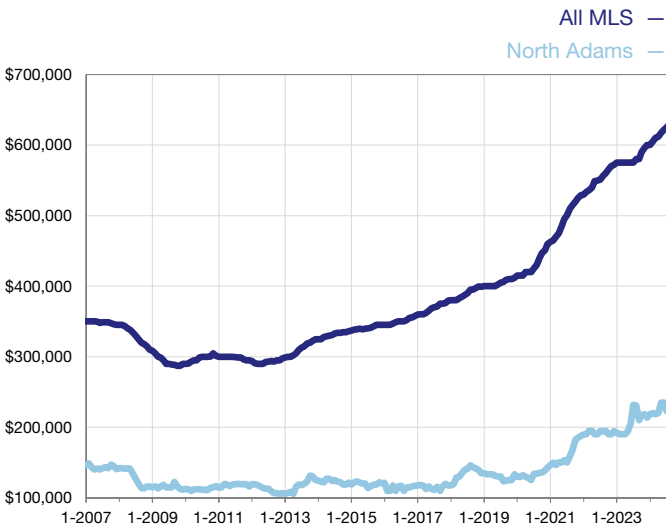
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	6	8	+ 33.3%
Closed Sales	0	2	--	5	9	+ 80.0%
Median Sales Price*	\$0	\$213,750	--	\$350,000	\$215,000	- 38.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.3	4.7	+ 261.5%	--	--	--
Cumulative Days on Market Until Sale	0	55	--	59	68	+ 15.3%
Percent of Original List Price Received*	0.0%	99.2%	--	99.8%	100.8%	+ 1.0%
New Listings	0	2	--	6	14	+ 133.3%

* 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

