

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

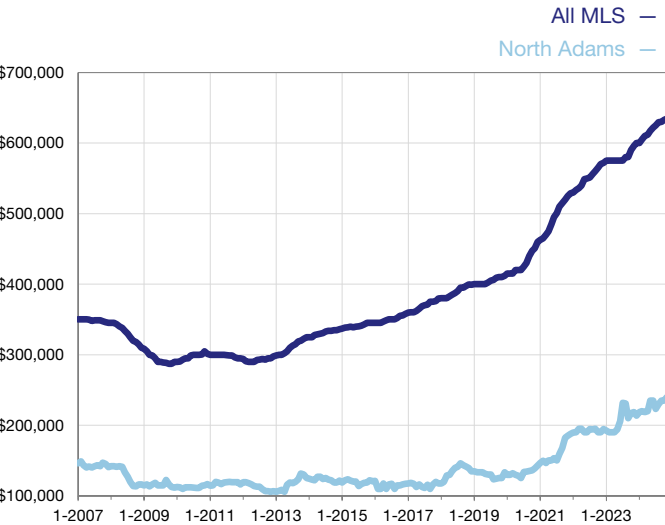
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	80	76	- 5.0%
Closed Sales	7	9	+ 28.6%	84	81	- 3.6%
Median Sales Price*	\$200,000	\$229,900	+ 15.0%	\$213,625	\$235,000	+ 10.0%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	108	60	- 44.4%	91	79	- 13.2%
Percent of Original List Price Received*	89.5%	96.2%	+ 7.5%	96.8%	96.7%	- 0.1%
New Listings	9	5	- 44.4%	97	95	- 2.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	6	8	+ 33.3%
Closed Sales	1	0	- 100.0%	6	9	+ 50.0%
Median Sales Price*	\$160,000	\$0	- 100.0%	\$255,000	\$215,000	- 15.7%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.3	5.4	+ 315.4%	--	--	--
Cumulative Days on Market Until Sale	53	0	- 100.0%	58	68	+ 17.2%
Percent of Original List Price Received*	88.9%	0.0%	- 100.0%	98.0%	100.8%	+ 2.9%
New Listings	0	1	--	6	15	+ 150.0%

* 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

