

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

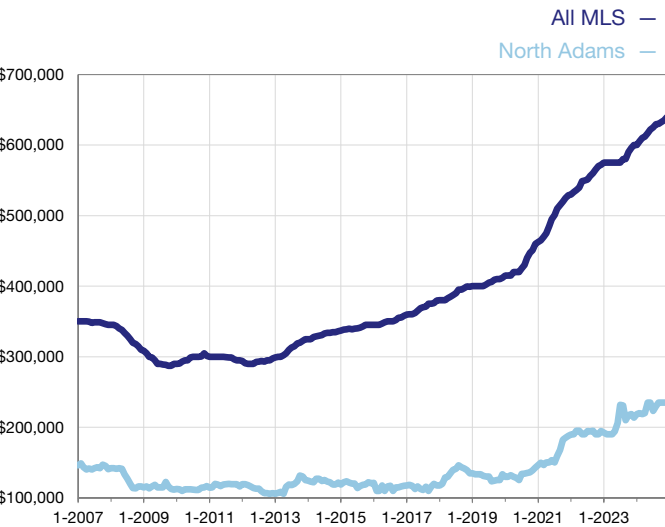
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	86	83	- 3.5%
Closed Sales	4	4	0.0%	88	85	- 3.4%
Median Sales Price*	\$232,450	\$169,000	- 27.3%	\$213,625	\$235,000	+ 10.0%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	130	43	- 66.9%	93	77	- 17.2%
Percent of Original List Price Received*	91.9%	113.4%	+ 23.4%	96.6%	97.5%	+ 0.9%
New Listings	8	6	- 25.0%	105	101	- 3.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	7	9	+ 28.6%
Closed Sales	0	0	--	6	9	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$255,000	\$215,000	- 15.7%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.7	4.7	+ 571.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	58	68	+ 17.2%
Percent of Original List Price Received*	0.0%	0.0%	--	98.0%	100.8%	+ 2.9%
New Listings	1	1	0.0%	7	16	+ 128.6%

* 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

