

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Adams

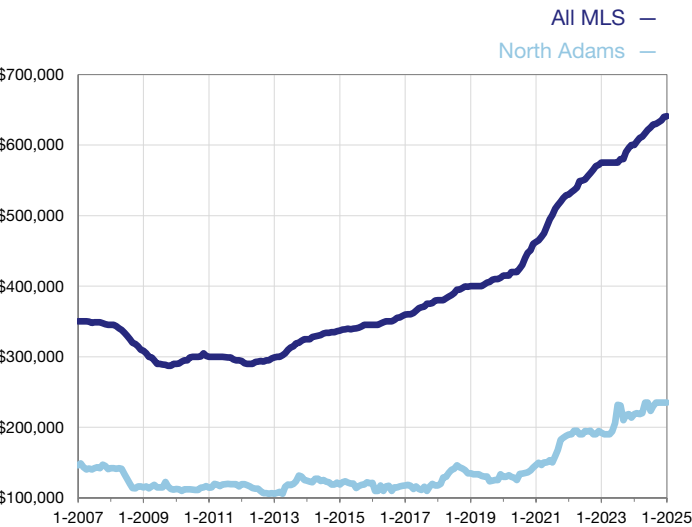
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Median Sales Price*	\$145,000	\$228,000	+ 57.2%	\$145,000	\$228,000	+ 57.2%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	3.4	1.3	- 61.8%	--	--	--
Cumulative Days on Market Until Sale	67	60	- 10.4%	67	60	- 10.4%
Percent of Original List Price Received*	100.2%	94.1%	- 6.1%	100.2%	94.1%	- 6.1%
New Listings	13	6	- 53.8%	13	6	- 53.8%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	0	2	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$89,000	\$0	- 100.0%	\$89,000	\$0	- 100.0%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.3	6.2	+ 376.9%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	32	0	- 100.0%
Percent of Original List Price Received*	112.7%	0.0%	- 100.0%	112.7%	0.0%	- 100.0%
New Listings	2	2	0.0%	2	2	0.0%

\* 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

