

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

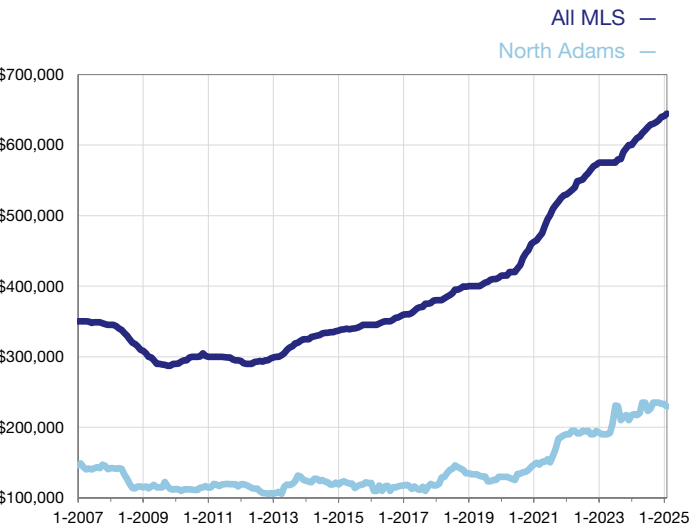
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	13	10	- 23.1%
Closed Sales	6	11	+ 83.3%	14	19	+ 35.7%
Median Sales Price*	\$223,450	\$180,000	- 19.4%	\$145,000	\$210,000	+ 44.8%
Inventory of Homes for Sale	21	5	- 76.2%	--	--	--
Months Supply of Inventory	2.9	0.7	- 75.9%	--	--	--
Cumulative Days on Market Until Sale	119	105	- 11.8%	89	86	- 3.4%
Percent of Original List Price Received*	100.2%	91.5%	- 8.7%	100.2%	92.6%	- 7.6%
New Listings	5	1	- 80.0%	20	7	- 65.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	3	+ 200.0%
Closed Sales	0	3	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$405,000	--	\$89,000	\$405,000	+ 355.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	0	92	--	32	92	+ 187.5%
Percent of Original List Price Received*	0.0%	99.4%	--	112.7%	99.4%	- 11.8%
New Listings	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

