

North Adams

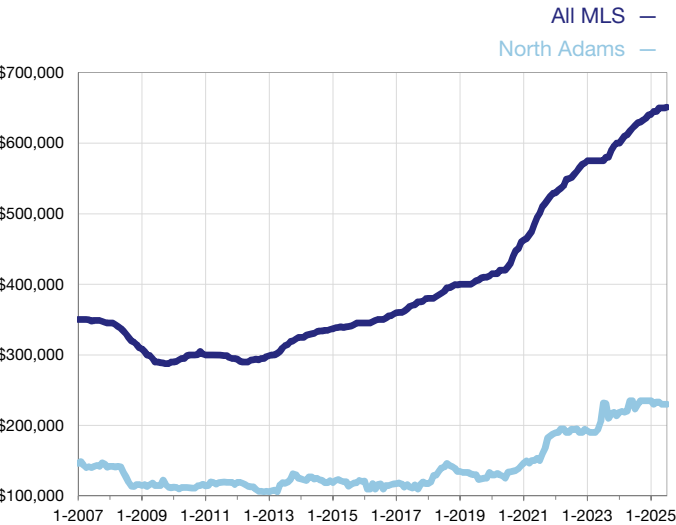
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	47	49	+ 4.3%
Closed Sales	7	10	+ 42.9%	50	48	- 4.0%
Median Sales Price*	\$256,705	\$241,750	- 5.8%	\$237,500	\$229,000	- 3.6%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	71	55	- 22.5%	83	68	- 18.1%
Percent of Original List Price Received*	92.8%	96.0%	+ 3.4%	96.2%	95.3%	- 0.9%
New Listings	7	18	+ 157.1%	63	69	+ 9.5%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	6	6	0.0%
Closed Sales	1	1	0.0%	5	7	+ 40.0%
Median Sales Price*	\$250,000	\$410,000	+ 64.0%	\$135,000	\$428,000	+ 217.0%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.8	4.2	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	71	104	+ 46.5%	65	98	+ 50.8%
Percent of Original List Price Received*	100.0%	95.5%	- 4.5%	101.4%	99.1%	- 2.3%
New Listings	2	3	+ 50.0%	8	11	+ 37.5%

* 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

