

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	7	- 12.5%	83	89	+ 7.2%
Closed Sales	4	10	+ 150.0%	85	88	+ 3.5%
Median Sales Price*	\$169,000	\$226,900	+ 34.3%	\$235,000	\$229,000	- 2.6%
Inventory of Homes for Sale	9	19	+ 111.1%	--	--	--
Months Supply of Inventory	1.3	2.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	43	109	+ 153.5%	77	73	- 5.2%
Percent of Original List Price Received*	113.4%	90.6%	- 20.1%	97.5%	95.6%	- 1.9%
New Listings	5	5	0.0%	100	114	+ 14.0%

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

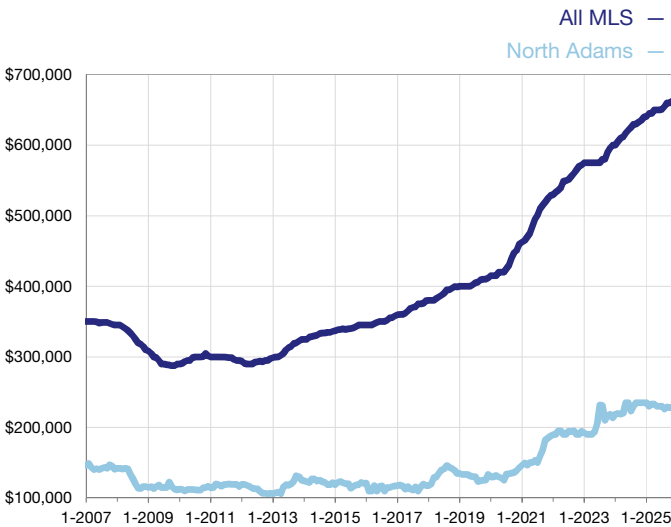
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	10	10	0.0%
Closed Sales	0	1	--	9	12	+ 33.3%
Median Sales Price*	\$0	\$118,500	--	\$215,000	\$407,500	+ 89.5%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.8	4.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	154	--	68	91	+ 33.8%
Percent of Original List Price Received*	0.0%	67.7%	--	100.8%	96.1%	- 4.7%
New Listings	0	0	--	15	20	+ 33.3%

* 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

