

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	9	6	- 33.3%
Closed Sales	9	6	- 33.3%	16	14	- 12.5%
Median Sales Price*	\$180,000	\$205,000	+ 13.9%	\$210,000	\$231,000	+ 10.0%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	100	57	- 43.0%	83	79	- 4.8%
Percent of Original List Price Received*	92.0%	94.5%	+ 2.7%	92.7%	92.9%	+ 0.2%
New Listings	1	3	+ 200.0%	7	5	- 28.6%

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

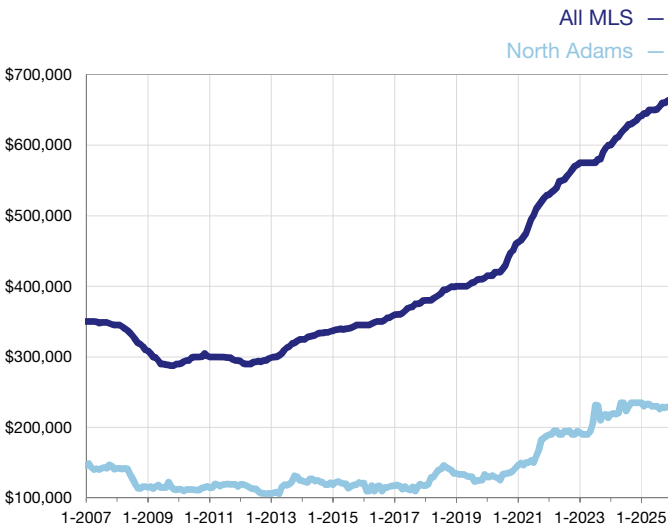
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$405,000	\$104,000	- 74.3%	\$405,000	\$104,000	- 74.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	4.7	+ 161.1%	--	--	--
Cumulative Days on Market Until Sale	92	162	+ 76.1%	92	162	+ 76.1%
Percent of Original List Price Received*	99.4%	88.9%	- 10.6%	99.4%	88.9%	- 10.6%
New Listings	0	2	--	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

