

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	8	0.0%	19	21	+ 10.5%
Closed Sales	5	4	- 20.0%	23	22	- 4.3%
Median Sales Price*	\$185,000	\$263,500	+ 42.4%	\$210,000	\$238,500	+ 13.6%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	113	117	+ 3.5%	85	93	+ 9.4%
Percent of Original List Price Received*	94.5%	97.3%	+ 3.0%	94.0%	93.5%	- 0.5%
New Listings	10	15	+ 50.0%	25	28	+ 12.0%

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

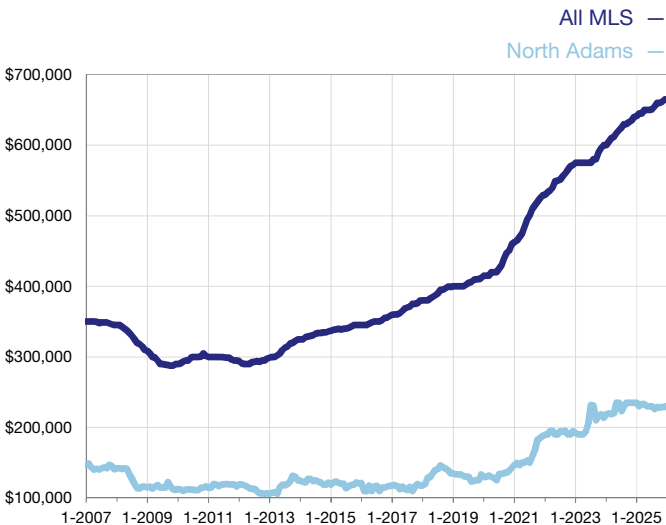
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Median Sales Price*	\$715,000	\$107,000	- 85.0%	\$519,000	\$105,000	- 79.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.5	5.6	+ 124.0%	--	--	--
Cumulative Days on Market Until Sale	1	70	+ 6,900.0%	97	131	+ 35.1%
Percent of Original List Price Received*	100.0%	93.0%	- 7.0%	99.7%	90.3%	- 9.4%
New Listings	3	2	- 33.3%	6	5	- 16.7%

* 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

