Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

North Adams

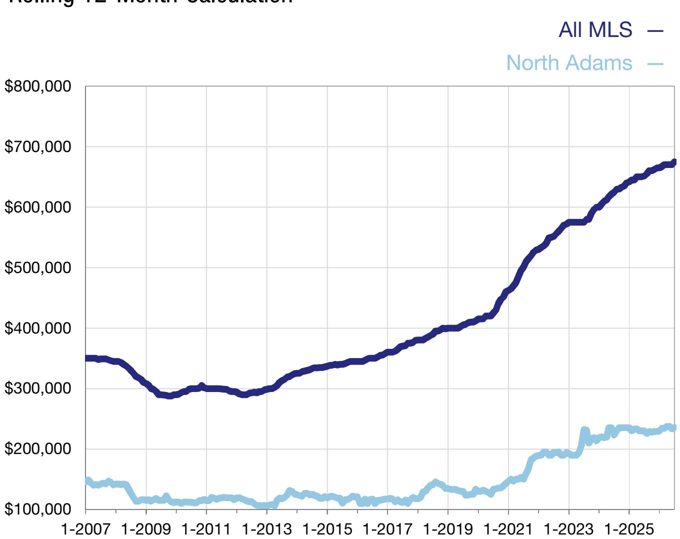
Single-Family Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**9**	- 10.0%	50	**59**	+ 18.0%
Closed Sales	10	**16**	+ 60.0%	48	**58**	+ 20.8%
Median Sales Price*	$241,750	**$262,450**	+ 8.6%	$229,000	**$238,500**	+ 4.1%
Inventory of Homes for Sale	25	**24**	- 4.0%	--	--	--
Months Supply of Inventory	3.5	**2.9**	- 17.1%	--	--	--
Cumulative Days on Market Until Sale	55	**70**	+ 27.3%	68	**87**	+ 27.9%
Percent of Original List Price Received*	96.0%	**99.0%**	+ 3.1%	95.3%	**97.5%**	+ 2.3%
New Listings	18	**15**	- 16.7%	71	**79**	+ 11.3%

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

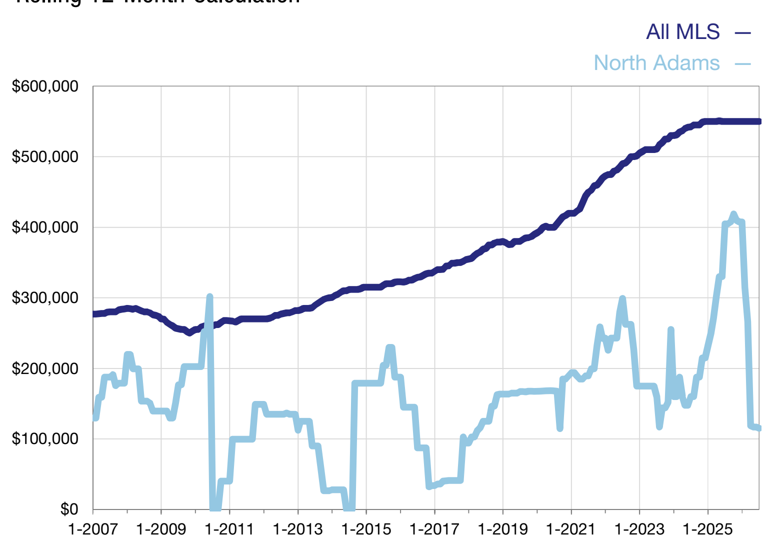
Condominium Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	8	**5**	- 37.5%
Closed Sales	1	**0**	- 100.0%	7	**4**	- 42.9%
Median Sales Price*	$410,000	**$0**	- 100.0%	$428,000	**$106,000**	- 75.2%
Inventory of Homes for Sale	5	**10**	+ 100.0%	--	--	--
Months Supply of Inventory	2.9	**8.6**	+ 196.6%	--	--	--
Cumulative Days on Market Until Sale	104	**0**	- 100.0%	98	**160**	+ 63.3%
Percent of Original List Price Received*	95.5%	**0.0%**	- 100.0%	99.1%	**89.8%**	- 9.4%
New Listings	3	**1**	- 66.7%	11	**10**	- 9.1%

* 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



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