Local Market Update – August 2026

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

North Adams

Single-Family Properties

Key Metrics	August 2025	August 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	9	**8**	- 11.1%	59	**65**	+ 10.2%
Closed Sales	7	**6**	- 14.3%	55	**64**	+ 16.4%
Median Sales Price*	$225,000	**$296,500**	+ 31.8%	$228,000	**$242,950**	+ 6.6%
Inventory of Homes for Sale	21	**32**	+ 52.4%	--	--	--
Months Supply of Inventory	2.9	**4.0**	+ 37.9%	--	--	--
Cumulative Days on Market Until Sale	79	**67**	- 15.2%	69	**85**	+ 23.2%
Percent of Original List Price Received*	97.5%	**88.2%**	- 9.5%	95.6%	**96.7%**	+ 1.2%
New Listings	9	**15**	+ 66.7%	80	**94**	+ 17.5%

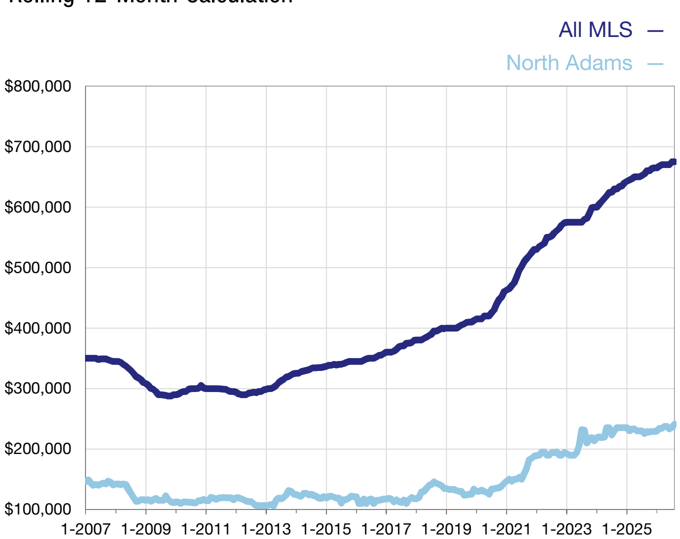
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

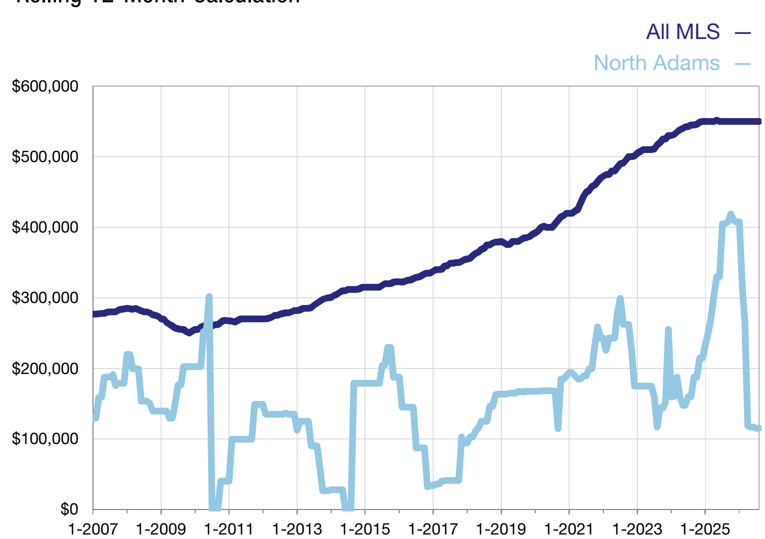
Key Metrics	August 2025	August 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	0	**0**	--	8	**5**	- 37.5%
Closed Sales	0	**0**	--	7	**4**	- 42.9%
Median Sales Price*	$0	**$0**	--	$428,000	**$106,000**	- 75.2%
Inventory of Homes for Sale	8	**11**	+ 37.5%	--	--	--
Months Supply of Inventory	4.7	**9.4**	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	98	**160**	+ 63.3%
Percent of Original List Price Received*	0.0%	**0.0%**	--	99.1%	**89.8%**	- 9.4%
New Listings	3	**1**	- 66.7%	14	**11**	- 21.4%

* 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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