

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Adams

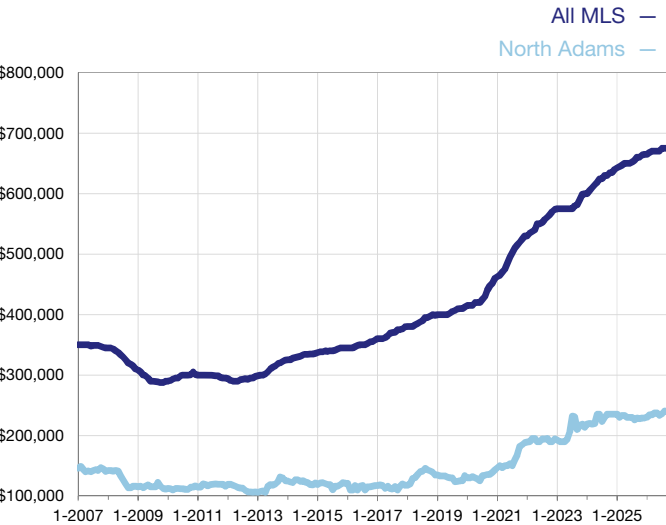
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	66	80	+ 21.2%
Closed Sales	10	7	- 30.0%	65	72	+ 10.8%
Median Sales Price*	\$227,500	\$220,000	- 3.3%	\$228,000	\$240,500	+ 5.5%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	3.3	2.7	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	67	65	- 3.0%	69	83	+ 20.3%
Percent of Original List Price Received*	100.3%	95.5%	- 4.8%	96.3%	96.6%	+ 0.3%
New Listings	10	7	- 30.0%	90	101	+ 12.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	8	5	- 37.5%
Closed Sales	3	1	- 66.7%	10	5	- 50.0%
Median Sales Price*	\$315,000	\$375,000	+ 19.0%	\$419,000	\$107,000	- 74.5%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	3.6	9.4	+ 161.1%	--	--	--
Cumulative Days on Market Until Sale	76	75	- 1.3%	92	143	+ 55.4%
Percent of Original List Price Received*	98.6%	100.0%	+ 1.4%	99.0%	91.9%	- 7.2%
New Listings	3	3	0.0%	17	15	- 11.8%

* 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

