Local Market Update – October 2026

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

North Adams

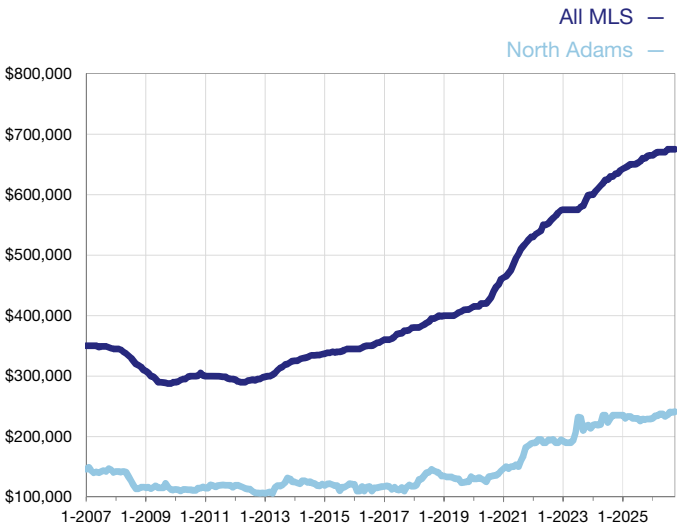
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**6**	- 40.0%	76	**83**	+ 9.2%
Closed Sales	6	**10**	+ 66.7%	71	**82**	+ 15.5%
Median Sales Price*	$258,250	**$299,000**	+ 15.8%	$228,000	**$242,950**	+ 6.6%
Inventory of Homes for Sale	23	**29**	+ 26.1%	--	--	--
Months Supply of Inventory	3.1	**3.6**	+ 16.1%	--	--	--
Cumulative Days on Market Until Sale	44	**72**	+ 63.6%	67	**82**	+ 22.4%
Percent of Original List Price Received*	99.5%	**91.7%**	- 7.8%	96.6%	**96.0%**	- 0.6%
New Listings	10	**12**	+ 20.0%	100	**113**	+ 13.0%

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

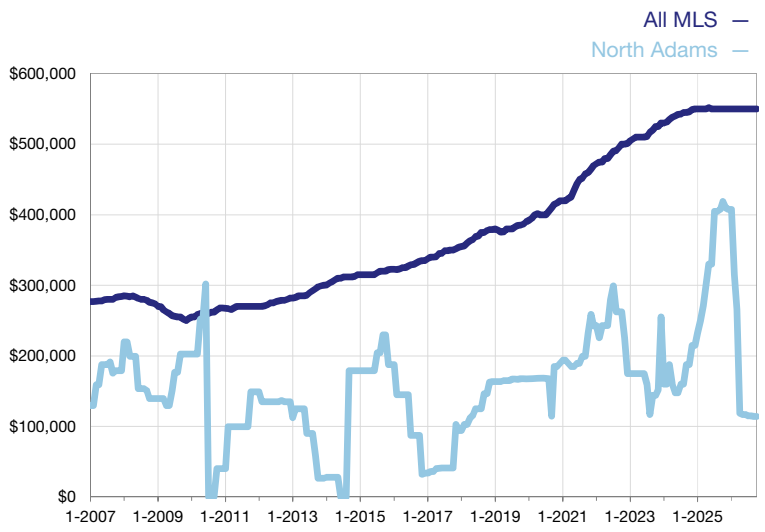
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	9	**5**	- 44.4%
Closed Sales	0	**0**	--	10	**5**	- 50.0%
Median Sales Price*	$0	**$0**	--	$419,000	**$107,000**	- 74.5%
Inventory of Homes for Sale	5	**12**	+ 140.0%	--	--	--
Months Supply of Inventory	3.2	**10.0**	+ 212.5%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	92	**143**	+ 55.4%
Percent of Original List Price Received*	0.0%	**0.0%**	--	99.0%	**91.9%**	- 7.2%
New Listings	0	**3**	--	17	**18**	+ 5.9%

* 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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