

North Adams

City · MA · Massachusetts > Berkshire County

BALANCED MARKET

\$249K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

163

SALES (12 MO)

\$251K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

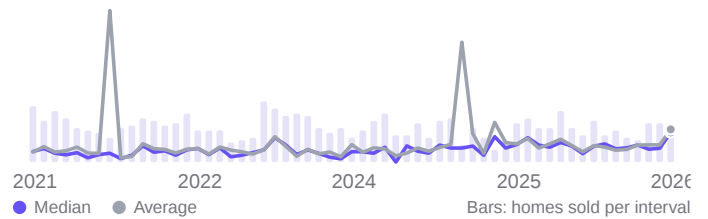
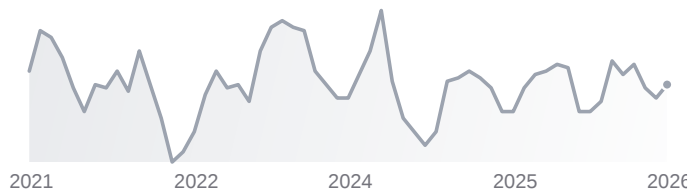
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$330K · Average \$352K

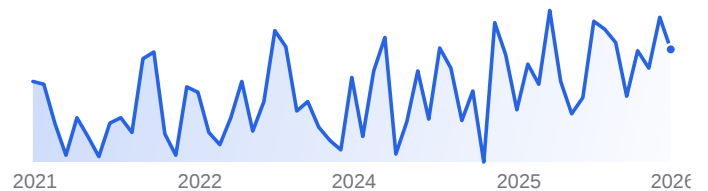
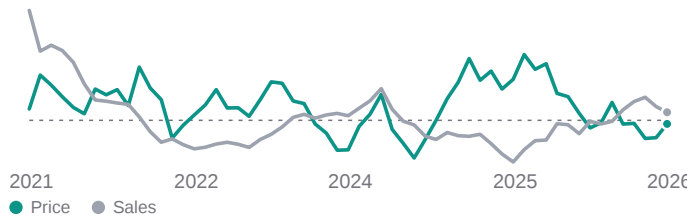


Growth (year over year)

Price -2.5% · Sales +5.8%

Price per square foot

\$146/ft²

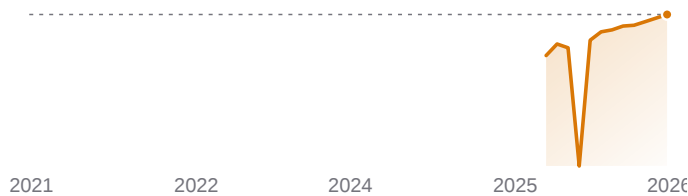


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

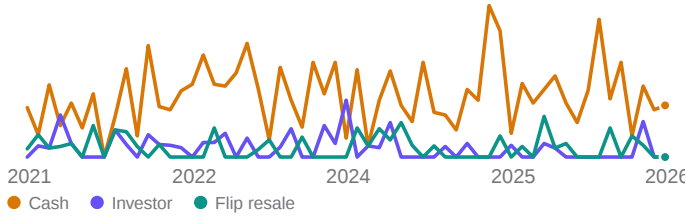
4.3%



BUYERS & OUTCOMES

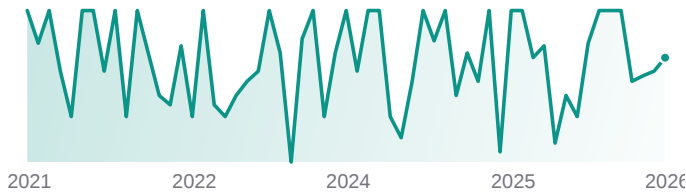
Buyer mix

Cash 27% · Investor 0% · Flip resale 0%



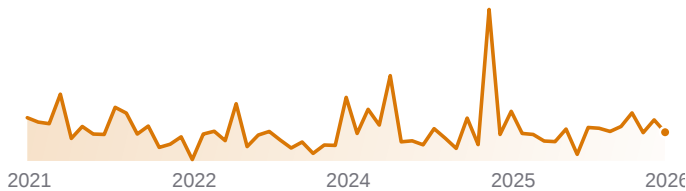
Sellers who sold at a gain

89%

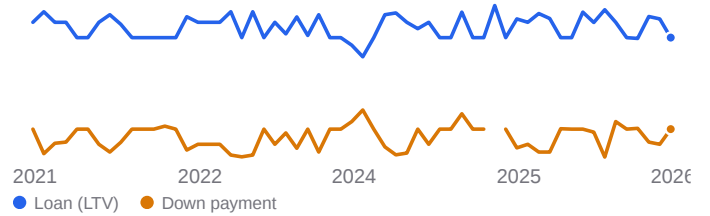


Median annualized return at resale

+5.1%

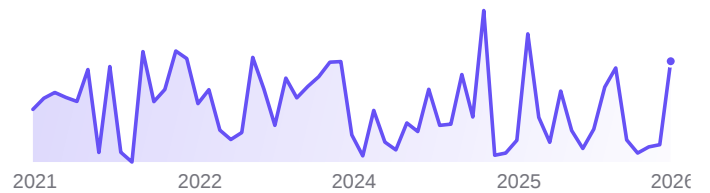


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



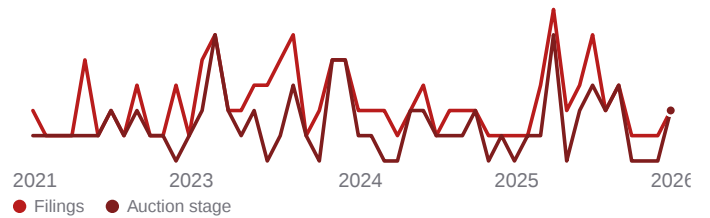
Typical hold before selling

17.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,783
Median value (AVM)	\$251K
Median size	1,674 ft²
Median bedrooms	3
Median year built	1900
Single family	71%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	74%
Company owned	11%
Median loan-to-value	41%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	12,813
Density	630 / mi²
Median household income	\$51K
Average household income	\$75K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	53
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	17.8%
Unemployment	1.1%
Average temp	45°F
Annual precip	46 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.