

North Adams 01247

ZIP code · MA · Massachusetts > Berkshire County > North Adams

BALANCED MARKET

\$246K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

186

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



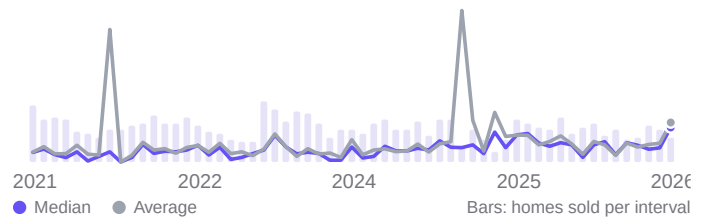
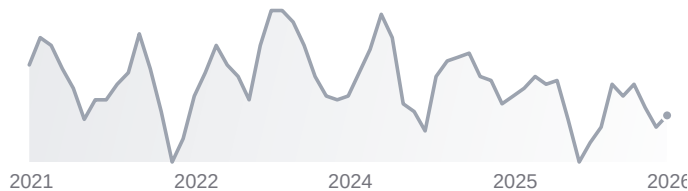
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$323K · Average \$349K

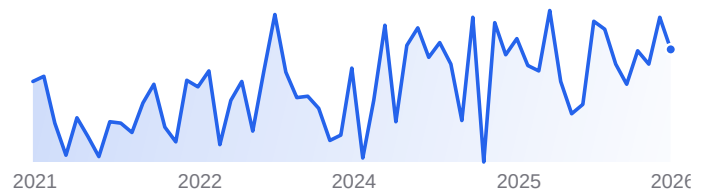
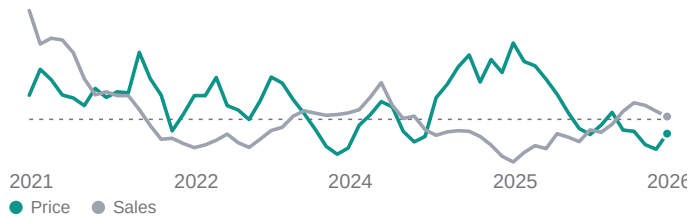


Growth (year over year)

Price -8.8% · Sales +1.6%

Price per square foot

\$146/ft²

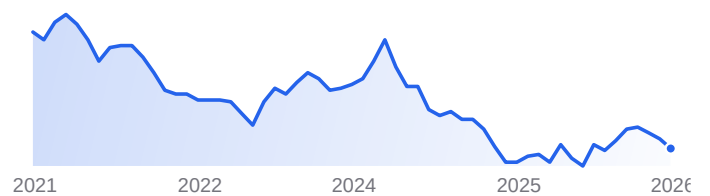
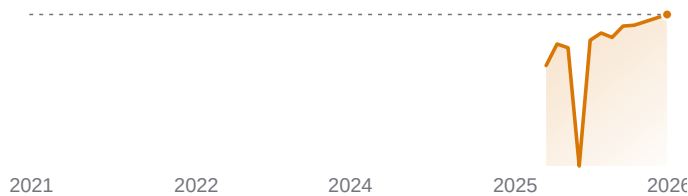


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

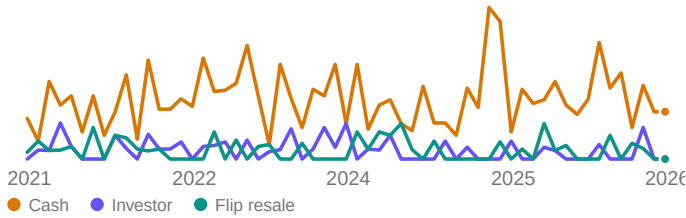
3.9%



BUYERS & OUTCOMES

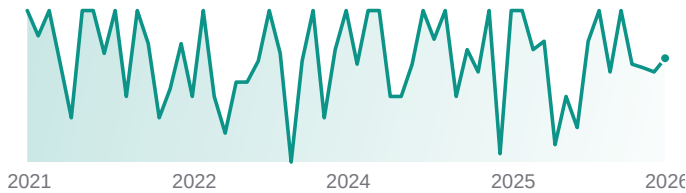
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



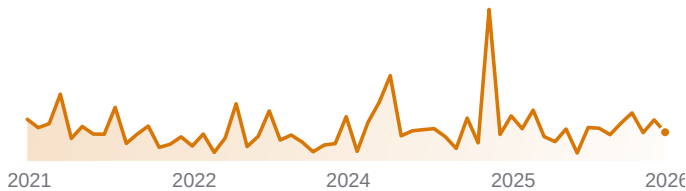
Sellers who sold at a gain

89%

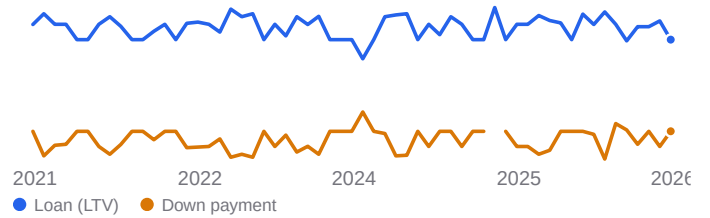


Median annualized return at resale

+5.1%

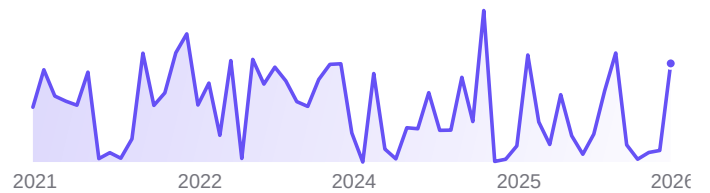


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



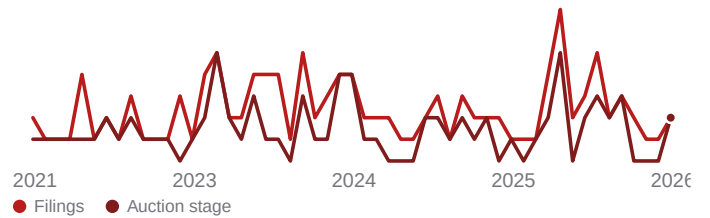
Typical hold before selling

17.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,728
Median value (AVM)	\$254K
Median size	1,636 ft²
Median bedrooms	3
Median year built	1917
Single family	75%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	9.5%
Median loan-to-value	40%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	15,194
Density	257 / mi²
Median household income	\$56K
Average household income	\$79K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	53
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	16.0%
Unemployment	1.2%
Average temp	44°F
Annual precip	49 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.