

## NORTH BERKSHIRE 2014 AT-A-GLANCE

Overall sales in the northern part of Berkshire County totaled \$40.8 million dollars and 263 transactions in 2014. Residential sales declined in 2014 in northern Berkshire, both in the number of units sold and the dollar volume transacted, compared to 2013 sales rates. Average selling price also declined by approximately 7%. Multifamily home sales increased during the same period compared to 2013, with over \$4.8 million transacted in 47 units transferred.

Average Days on the Market

**175** 

263
sales \$\displays{5}\%

87.8 List-to-Sell Ratio

\$40.8M

Sales ↓ 6%

Residential Sales Volume \$29.7 M down 13% Residential # Units Sold 178. down 6%



Multi-family Sales Volume: \$4.8 M, up 5% Multi-family # Units Sold: 47 up 24%



Condo Sales Volume: \$1.9M, down 9% Condo # Units Sold: 10, down 17%



Land Sales Volume: \$605K, down 51% Land # Units Sold: 11, down 39%



Commercial Sales Volume: \$3.4M, up 272% Commercial # Units Sold: 7, same as 2013 11 months' supply

135,000 median sale price

**172,900** median list price

**4.17%**Avg 30 Yr Mtg
Rate in '14

\$100 K-\$150 K

Hottest Prices Range: For listings and sales

Adams and North Adams have healthy increases in Residential sales, but Williamstown sales fell in double digit percentages of both volume and units.

6 out of 10 buyers came from cooperating brokerages: North Berkshire 2014