Local Market Update – August 2016

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

Adams

Single-Family Properties

	August			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	2	**9**	+ 350.0%	26	**45**	+ 73.1%
Closed Sales	3	**5**	+ 66.7%	31	**39**	+ 25.8%
Median Sales Price*	$130,000	**$109,800**	- 15.5%	$130,000	**$130,500**	+ 0.4%
Inventory of Homes for Sale	57	**37**	- 35.1%	--	--	--
Months Supply of Inventory	14.3	**7.5**	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	93	**140**	+ 50.5%	122	**141**	+ 15.6%
Percent of Original List Price Received*	83.1%	**84.4%**	+ 1.6%	87.6%	**87.9%**	+ 0.3%
New Listings	11	**7**	- 36.4%	65	**66**	+ 1.5%

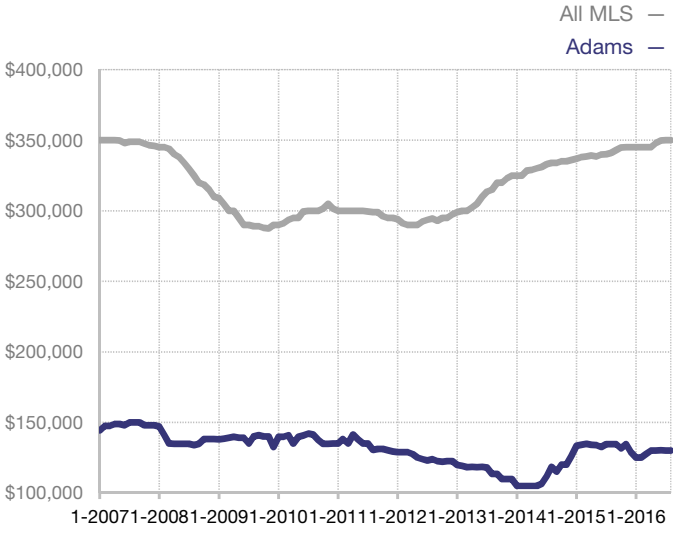
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

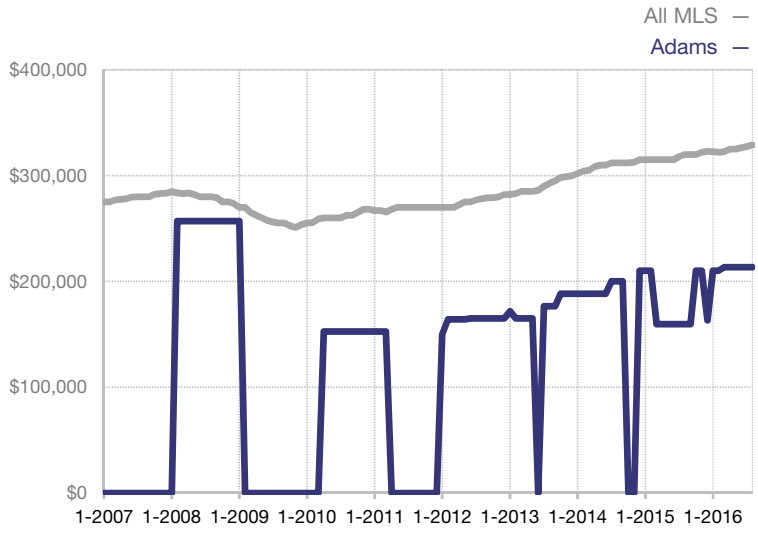
	August			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	1	**0**	- 100.0%	2	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$109,400	**$210,000**	+ 92.0%
Inventory of Homes for Sale	0	**2**	--	--	--	--
Months Supply of Inventory	0.0	**2.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	147	**55**	- 62.6%
Percent of Original List Price Received*	0.0%	**0.0%**	--	87.6%	**93.3%**	+ 6.5%
New Listings	0	**2**	--	0	**3**	--

* 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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