

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	8	6	- 25.0%	47	56	+ 19.1%
Closed Sales	7	4	- 42.9%	42	55	+ 31.0%
Median Sales Price*	\$145,000	\$174,000	+ 20.0%	\$132,250	\$142,500	+ 7.8%
Inventory of Homes for Sale	45	33	- 26.7%	--	--	--
Months Supply of Inventory	11.7	6.2	- 47.0%	--	--	--
Cumulative Days on Market Until Sale	38	31	- 18.4%	109	130	+ 19.3%
Percent of Original List Price Received*	92.6%	91.0%	- 1.7%	88.9%	87.5%	- 1.6%
New Listings	8	0	- 100.0%	87	82	- 5.7%

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

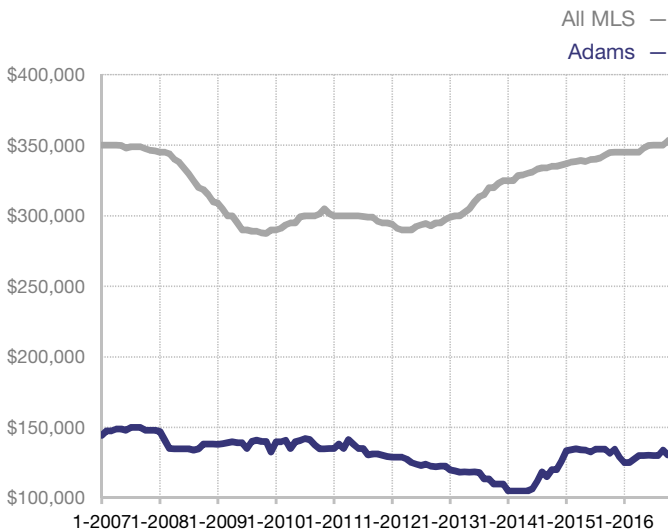
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$163,200	\$210,000	+ 28.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	203	55	- 72.9%
Percent of Original List Price Received*	0.0%	0.0%	--	85.7%	93.3%	+ 8.9%
New Listings	0	0	--	1	3	+ 200.0%

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

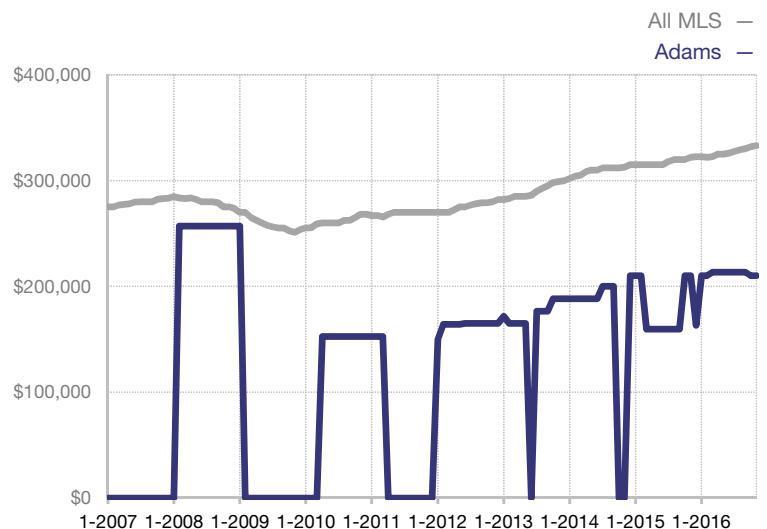
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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