Local Market Update – August 2019

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

Adams

Single-Family Properties

	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	4	**14**	+ 250.0%	51	**64**	+ 25.5%
Closed Sales	12	**11**	- 8.3%	48	**55**	+ 14.6%
Median Sales Price*	$156,500	**$135,000**	- 13.7%	$139,610	**$136,900**	- 1.9%
Inventory of Homes for Sale	43	**22**	- 48.8%	--	--	--
Months Supply of Inventory	7.5	**3.1**	- 58.7%	--	--	--
Cumulative Days on Market Until Sale	20	**58**	+ 190.0%	59	**100**	+ 69.5%
Percent of Original List Price Received*	97.2%	**92.5%**	- 4.8%	92.8%	**91.7%**	- 1.2%
New Listings	12	**8**	- 33.3%	85	**69**	- 18.8%

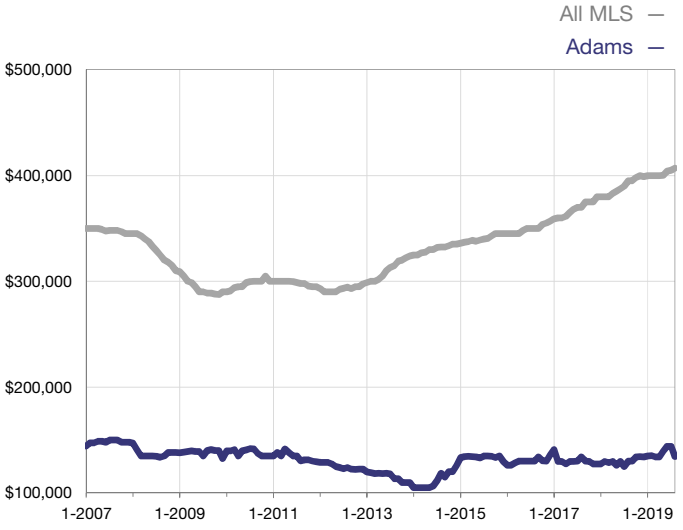
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

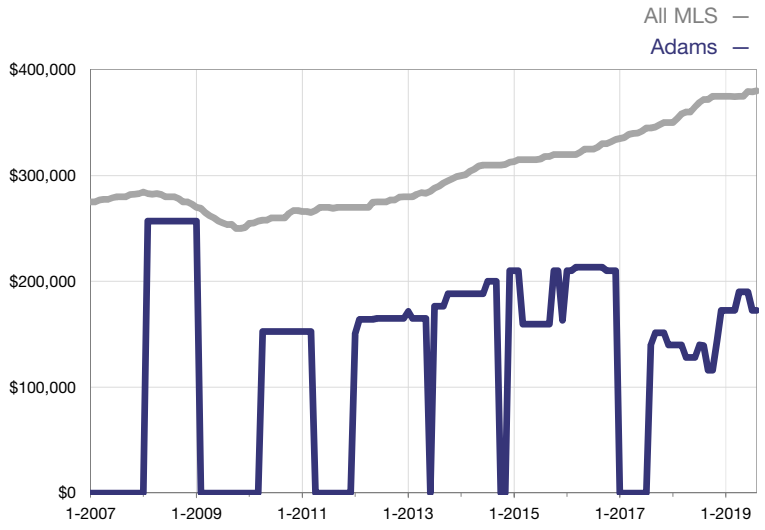
	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	0	**0**	--	2	**0**	- 100.0%
Closed Sales	0	**0**	--	2	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$132,750	**$0**	- 100.0%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	266	**0**	- 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	92.9%	**0.0%**	- 100.0%
New Listings	0	**0**	--	1	**0**	- 100.0%

* 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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