

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	8	0.0%	79	70	- 11.4%
Closed Sales	10	8	- 20.0%	71	60	- 15.5%
Median Sales Price*	\$149,950	\$168,750	+ 12.5%	\$146,000	\$153,500	+ 5.1%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	101	27	- 73.3%	94	47	- 50.0%
Percent of Original List Price Received*	88.2%	98.6%	+ 11.8%	91.2%	95.3%	+ 4.5%
New Listings	10	10	0.0%	86	75	- 12.8%

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

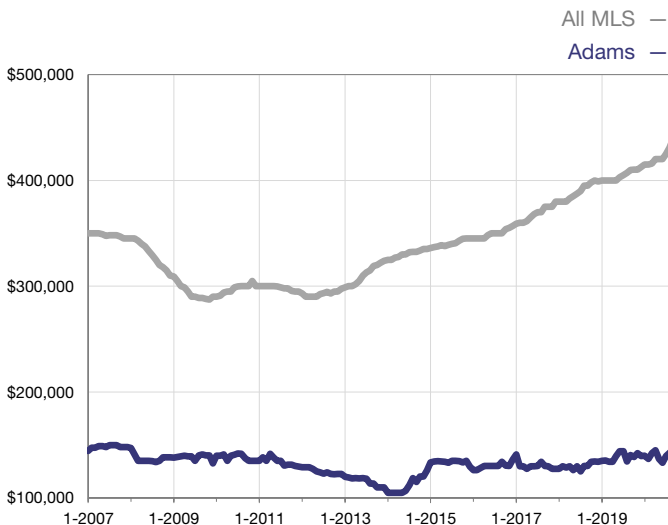
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	1	--	0	1	--

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

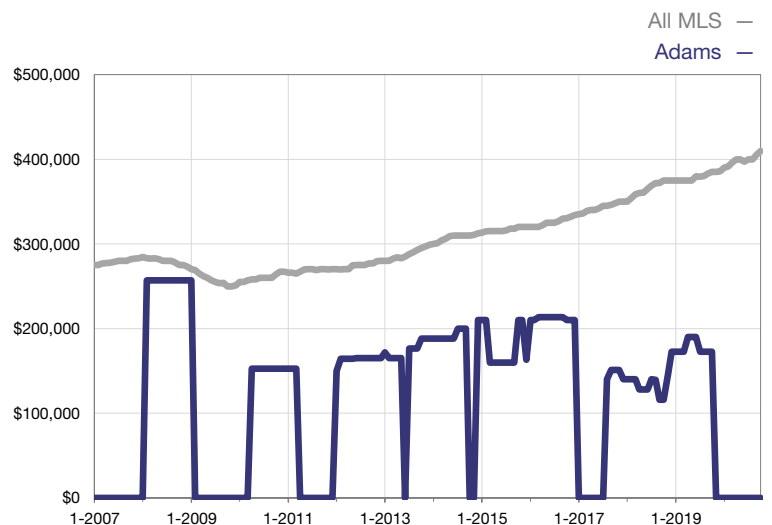
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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