

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	68	57	- 16.2%
Closed Sales	10	3	- 70.0%	70	55	- 21.4%
Median Sales Price*	\$245,000	\$200,000	- 18.4%	\$207,250	\$189,000	- 8.8%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	65	68	+ 4.6%	76	82	+ 7.9%
Percent of Original List Price Received*	100.7%	87.0%	- 13.6%	100.2%	97.1%	- 3.1%
New Listings	16	15	- 6.3%	86	67	- 22.1%

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

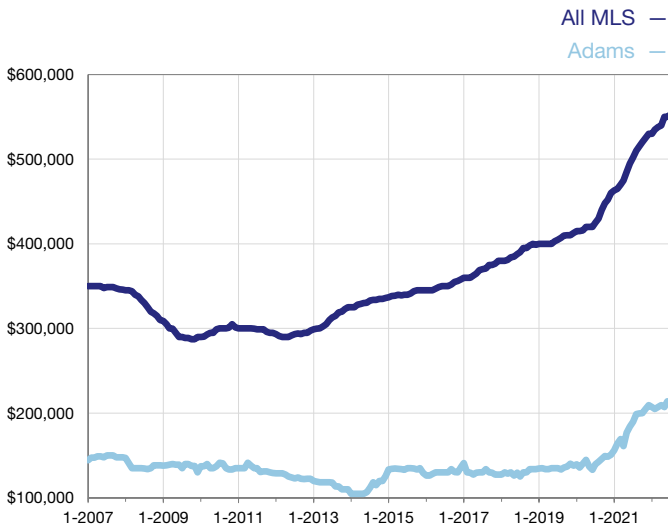
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$266,056	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	53	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	102.3%	--
New Listings	0	0	--	0	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

