

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Adams

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	89	76	- 14.6%
Closed Sales	6	12	+ 100.0%	87	82	- 5.7%
Median Sales Price*	\$251,750	<b>\$191,000</b>	- 24.1%	\$209,500	<b>\$199,450</b>	- 4.8%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	54	77	+ 42.6%	72	81	+ 12.5%
Percent of Original List Price Received*	100.3%	<b>94.3%</b>	- 6.0%	100.3%	<b>96.5%</b>	- 3.8%
New Listings	6	4	- 33.3%	106	87	- 17.9%

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

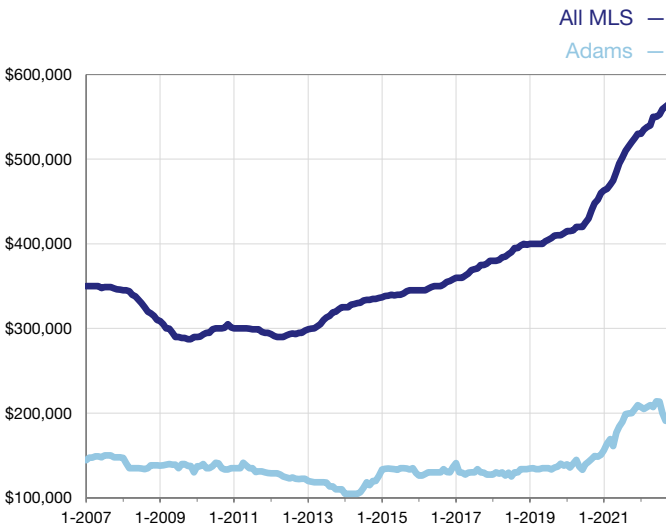
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$266,056</b>	--
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%	<b>0.0%</b>	--	0.0%	<b>102.3%</b>	--
New Listings	0	0	--	2	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

