

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	8	0.0%	47	50	+ 6.4%
Closed Sales	5	7	+ 40.0%	36	44	+ 22.2%
Median Sales Price*	\$75,000	\$60,000	- 20.0%	\$130,000	\$145,000	+ 11.5%
Inventory of Homes for Sale	36	28	- 22.2%	--	--	--
Months Supply of Inventory	6.8	3.9	- 42.6%	--	--	--
Cumulative Days on Market Until Sale	35	59	+ 68.6%	73	111	+ 52.1%
Percent of Original List Price Received*	96.1%	97.3%	+ 1.2%	91.3%	91.5%	+ 0.2%
New Listings	9	12	+ 33.3%	73	61	- 16.4%

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

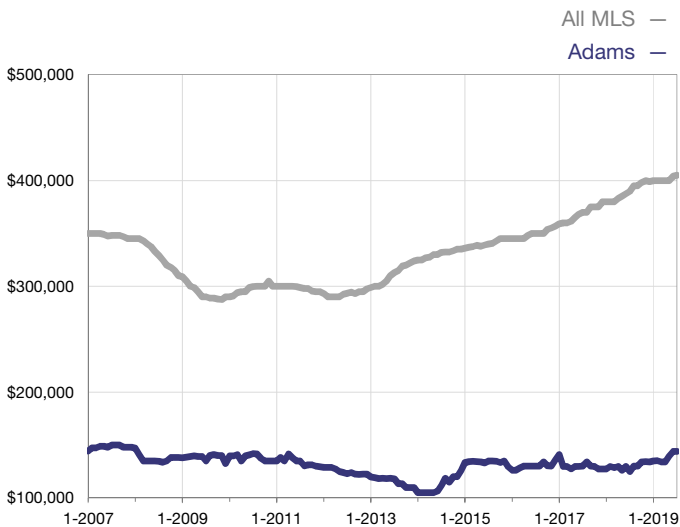
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$207,500	\$0	- 100.0%	\$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	248	0	- 100.0%	266	0	- 100.0%
Percent of Original List Price Received*	89.0%	0.0%	- 100.0%	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.

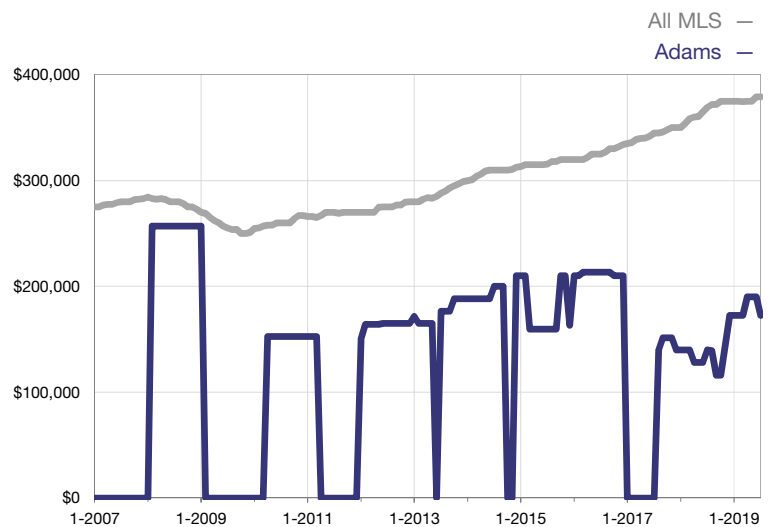
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

