

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	5	10	+ 100.0%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$176,450	\$120,000	- 32.0%	\$176,450	\$120,000	- 32.0%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	73	46	- 37.0%	73	46	- 37.0%
Percent of Original List Price Received*	98.8%	84.6%	- 14.4%	98.8%	84.6%	- 14.4%
New Listings	6	8	+ 33.3%	6	8	+ 33.3%

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

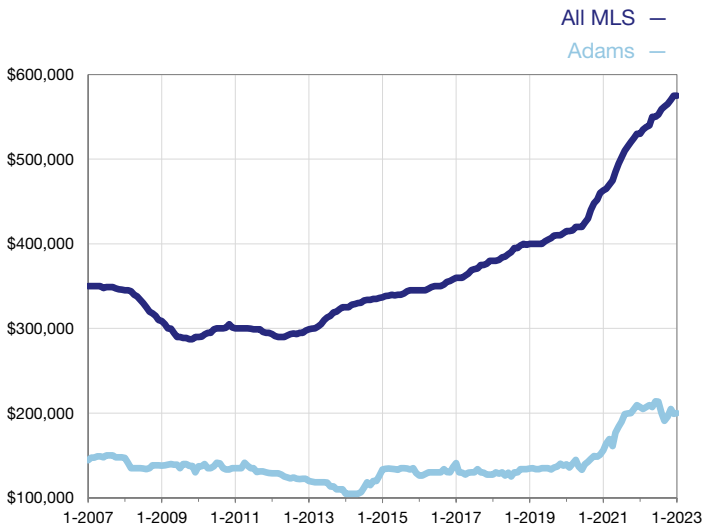
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$266,056	\$0	- 100.0%	\$266,056	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	53	0	- 100.0%	53	0	- 100.0%
Percent of Original List Price Received*	102.3%	0.0%	- 100.0%	102.3%	0.0%	- 100.0%
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

