

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	8	15	+ 87.5%
Closed Sales	7	4	- 42.9%	15	10	- 33.3%
Median Sales Price*	\$185,000	\$187,450	+ 1.3%	\$185,000	\$140,000	- 24.3%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	74	106	+ 43.2%	73	76	+ 4.1%
Percent of Original List Price Received*	98.0%	99.4%	+ 1.4%	98.4%	90.0%	- 8.5%
New Listings	2	6	+ 200.0%	8	14	+ 75.0%

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

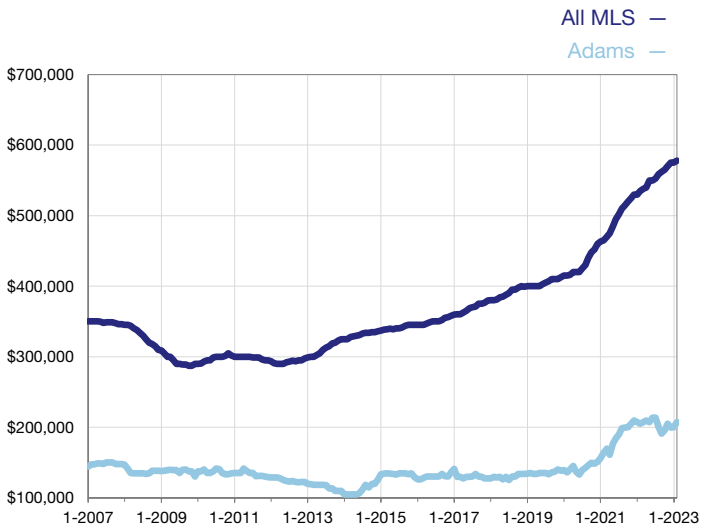
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$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	0	0	--	53	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	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

