

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	3	- 70.0%	18	19	+ 5.6%
Closed Sales	4	8	+ 100.0%	19	18	- 5.3%
Median Sales Price*	\$148,458	\$150,750	+ 1.5%	\$166,915	\$140,000	- 16.1%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	123	84	- 31.7%	84	80	- 4.8%
Percent of Original List Price Received*	89.9%	94.0%	+ 4.6%	96.6%	91.8%	- 5.0%
New Listings	8	4	- 50.0%	16	18	+ 12.5%

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

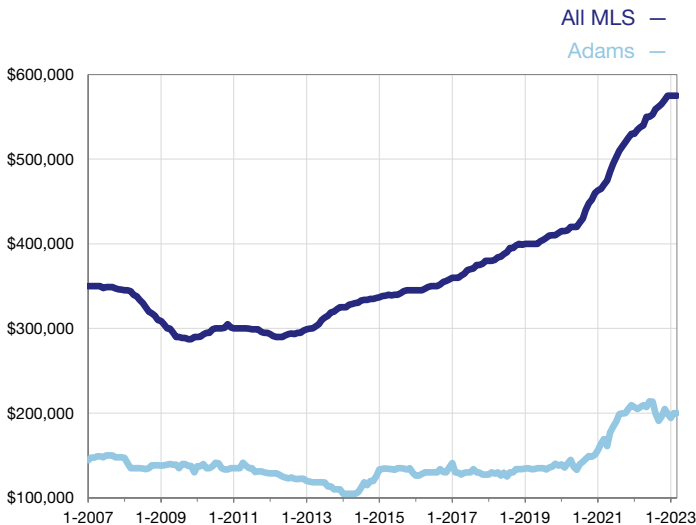
Condominium Properties

Key Metrics	March			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

