

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	29	34	+ 17.2%
Closed Sales	4	8	+ 100.0%	31	31	0.0%
Median Sales Price*	\$222,450	\$237,500	+ 6.8%	\$179,900	\$206,000	+ 14.5%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	62	53	- 14.5%	82	80	- 2.4%
Percent of Original List Price Received*	103.2%	93.4%	- 9.5%	96.9%	92.2%	- 4.9%
New Listings	5	4	- 20.0%	26	35	+ 34.6%

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

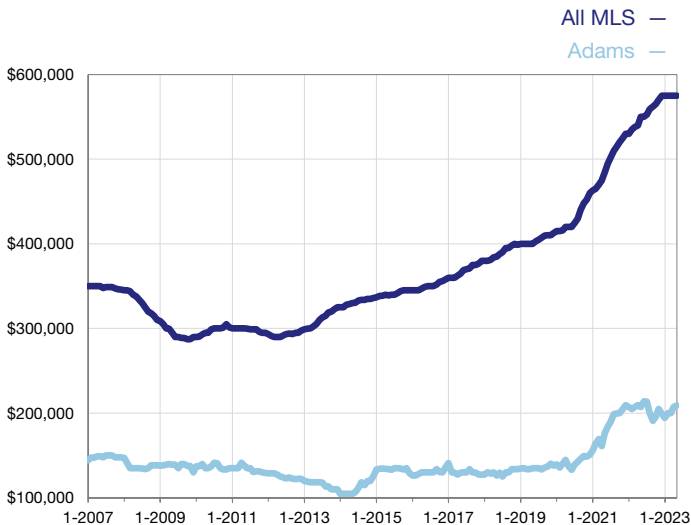
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$230,000	--	\$266,056	\$230,000	- 13.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	33	--	53	33	- 37.7%
Percent of Original List Price Received*	0.0%	102.2%	--	102.3%	102.2%	- 0.1%
New Listings	0	0	--	0	1	--

* 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

