

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	40	54	+ 35.0%
Closed Sales	6	7	+ 16.7%	44	48	+ 9.1%
Median Sales Price*	\$203,250	\$162,000	- 20.3%	\$188,500	\$203,000	+ 7.7%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	128	61	- 52.3%	87	77	- 11.5%
Percent of Original List Price Received*	97.9%	96.2%	- 1.7%	98.0%	95.0%	- 3.1%
New Listings	6	7	+ 16.7%	42	57	+ 35.7%

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

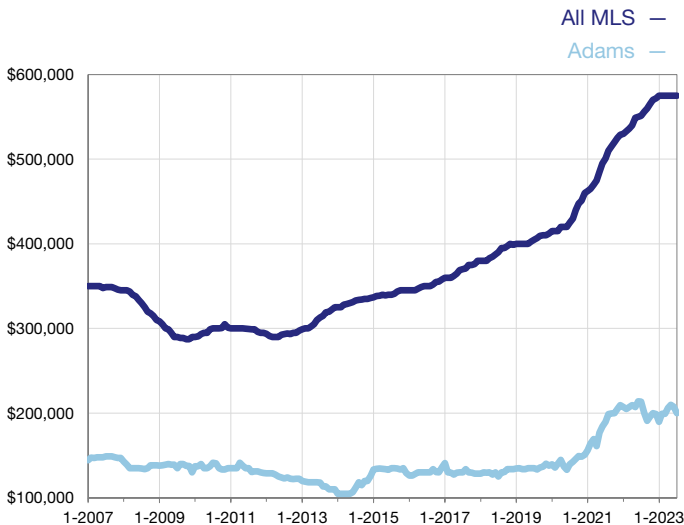
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$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	0	--	53	33	- 37.7%
Percent of Original List Price Received*	0.0%	0.0%	--	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

