

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	49	62	+ 26.5%
Closed Sales	8	9	+ 12.5%	52	57	+ 9.6%
Median Sales Price*	\$179,950	\$235,000	+ 30.6%	\$188,500	\$210,000	+ 11.4%
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	61	65	+ 6.6%	83	75	- 9.6%
Percent of Original List Price Received*	95.8%	99.4%	+ 3.8%	97.7%	95.7%	- 2.0%
New Listings	10	9	- 10.0%	52	66	+ 26.9%

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

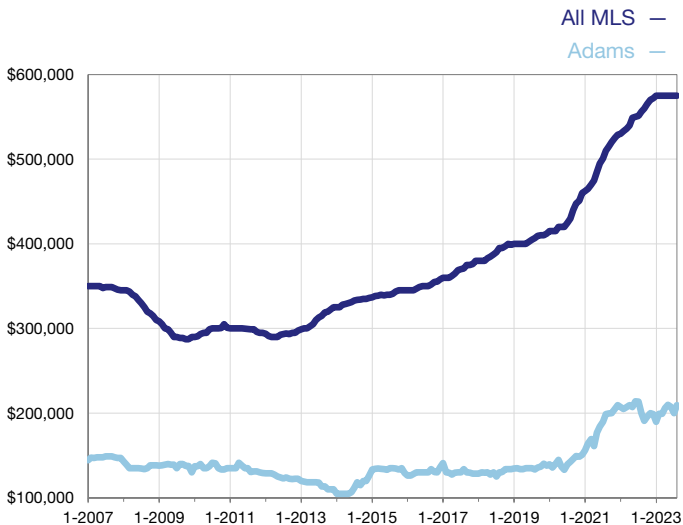
Condominium Properties

Key Metrics	August			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

