

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	54	66	+ 22.2%
Closed Sales	3	6	+ 100.0%	55	63	+ 14.5%
Median Sales Price*	\$200,000	\$204,000	+ 2.0%	\$189,000	\$210,000	+ 11.1%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	68	56	- 17.6%	82	73	- 11.0%
Percent of Original List Price Received*	87.0%	98.5%	+ 13.2%	97.1%	96.0%	- 1.1%
New Listings	14	6	- 57.1%	66	72	+ 9.1%

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

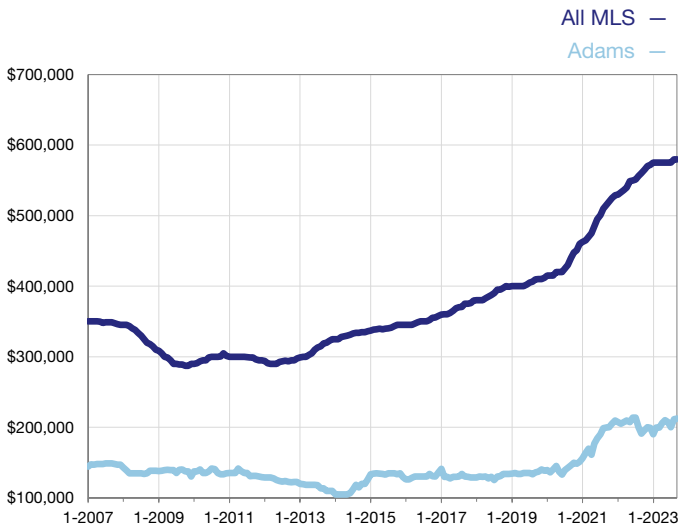
Condominium Properties

Key Metrics	September			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

