

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	70	80	+ 14.3%
Closed Sales	7	9	+ 28.6%	69	77	+ 11.6%
Median Sales Price*	\$239,900	\$217,000	- 9.5%	\$199,900	\$212,500	+ 6.3%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	52	73	+ 40.4%	82	74	- 9.8%
Percent of Original List Price Received*	96.7%	94.0%	- 2.8%	96.7%	95.7%	- 1.0%
New Listings	8	7	- 12.5%	82	84	+ 2.4%

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

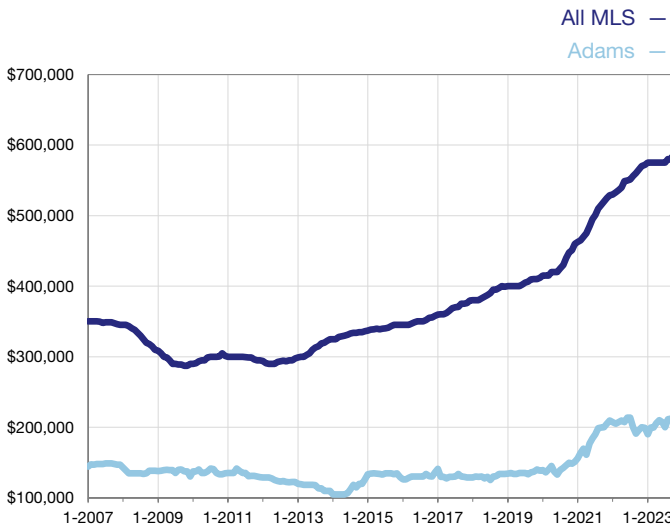
Condominium Properties

Key Metrics	November			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

