

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

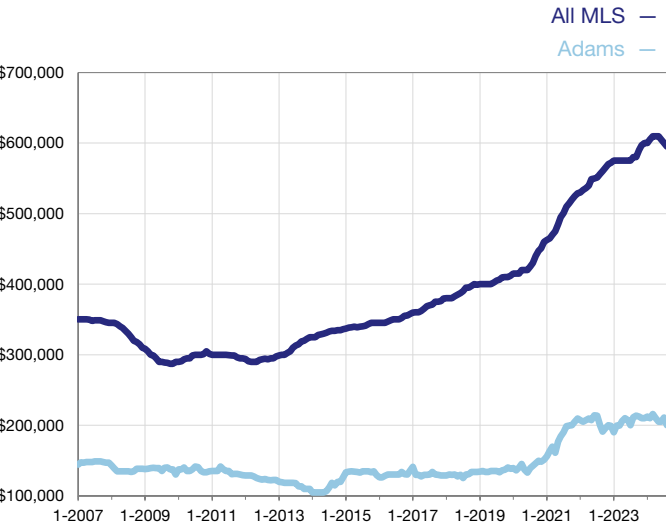
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	59	43	- 27.1%
Closed Sales	9	8	- 11.1%	57	35	- 38.6%
Median Sales Price*	\$235,000	\$217,500	- 7.4%	\$210,000	\$230,000	+ 9.5%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	65	52	- 20.0%	75	63	- 16.0%
Percent of Original List Price Received*	99.4%	94.9%	- 4.5%	95.7%	94.5%	- 1.3%
New Listings	9	10	+ 11.1%	66	50	- 24.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$230,000	\$326,000	+ 41.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	98	+ 197.0%
Percent of Original List Price Received*	0.0%	0.0%	--	102.2%	100.3%	- 1.9%
New Listings	0	0	--	1	1	0.0%

* 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

