

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	12	+ 71.4%	66	54	- 18.2%
Closed Sales	7	7	0.0%	64	42	- 34.4%
Median Sales Price*	\$220,000	\$260,000	+ 18.2%	\$210,000	\$232,500	+ 10.7%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	58	42	- 27.6%	73	59	- 19.2%
Percent of Original List Price Received*	98.6%	107.0%	+ 8.5%	96.0%	96.6%	+ 0.6%
New Listings	6	13	+ 116.7%	72	63	- 12.5%

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

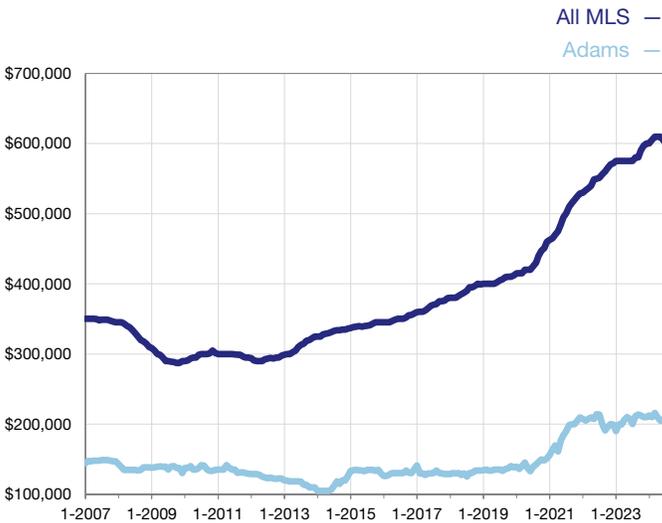
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
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

