

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

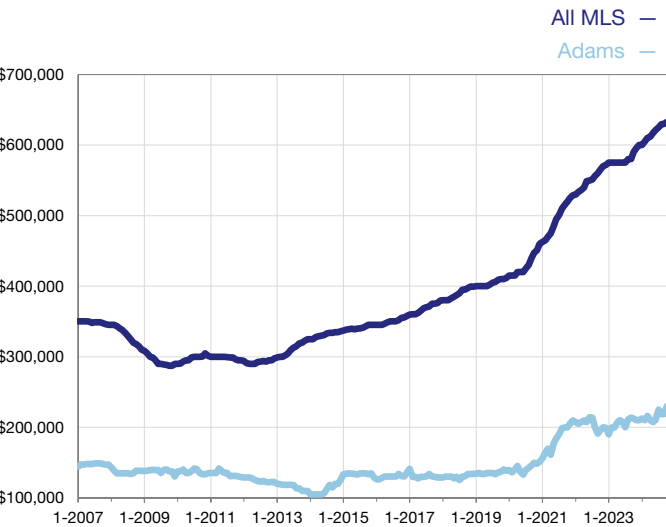
Single-Family Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	7	- 12.5%	74	60	- 18.9%
Closed Sales	4	11	+ 175.0%	68	53	- 22.1%
Median Sales Price*	\$246,750	\$239,900	- 2.8%	\$211,250	\$235,000	+ 11.2%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--
Cumulative Days on Market Until Sale	85	58	- 31.8%	74	59	- 20.3%
Percent of Original List Price Received*	94.9%	99.2%	+ 4.5%	95.9%	97.1%	+ 1.3%
New Listings	5	8	+ 60.0%	77	73	- 5.2%

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

Condominium Properties	October			Year to Date		
Key Metrics	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

