

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Adams

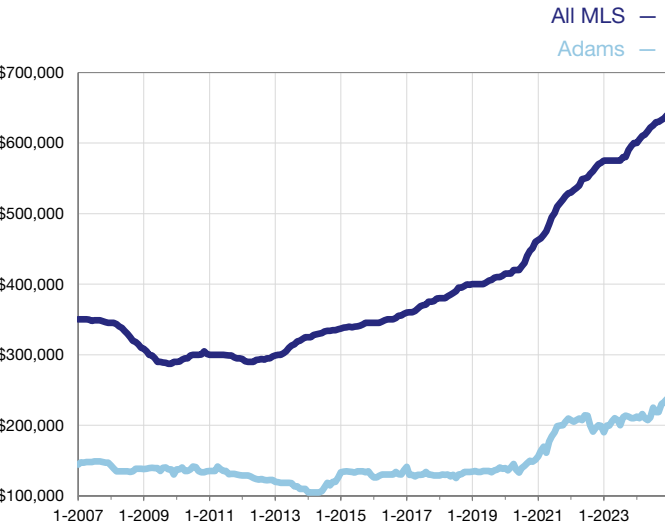
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	82	67	- 18.3%
Closed Sales	8	6	- 25.0%	85	68	- 20.0%
Median Sales Price*	\$187,450	\$267,723	+ 42.8%	\$210,000	\$237,450	+ 13.1%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	72	58	- 19.4%	74	61	- 17.6%
Percent of Original List Price Received*	96.1%	96.0%	- 0.1%	95.7%	97.4%	+ 1.8%
New Listings	2	4	+ 100.0%	86	81	- 5.8%

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

Condominium Properties	December			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

