

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	66	67	+ 1.5%
Closed Sales	6	7	+ 16.7%	67	65	- 3.0%
Median Sales Price*	\$267,723	\$287,500	+ 7.4%	\$239,900	\$268,000	+ 11.7%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	58	62	+ 6.9%	62	75	+ 21.0%
Percent of Original List Price Received*	96.0%	94.9%	- 1.1%	97.4%	95.2%	- 2.3%
New Listings	4	5	+ 25.0%	81	83	+ 2.5%

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

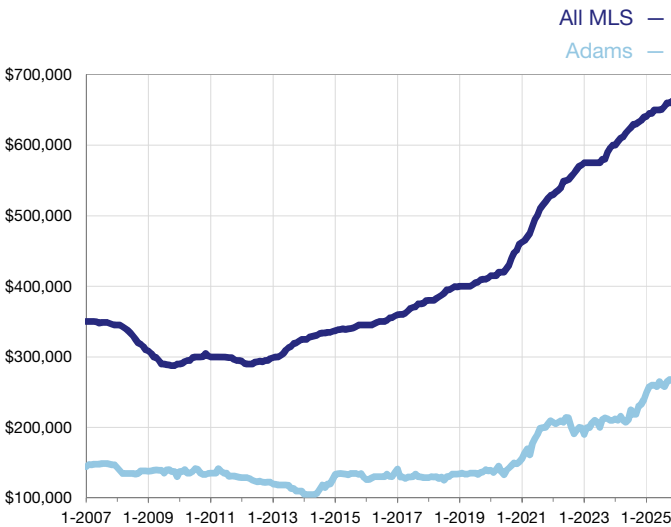
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$260,000	--	\$326,000	\$260,000	- 20.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	69	--	98	69	- 29.6%
Percent of Original List Price Received*	0.0%	102.0%	--	100.3%	102.0%	+ 1.7%
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

