

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Adams

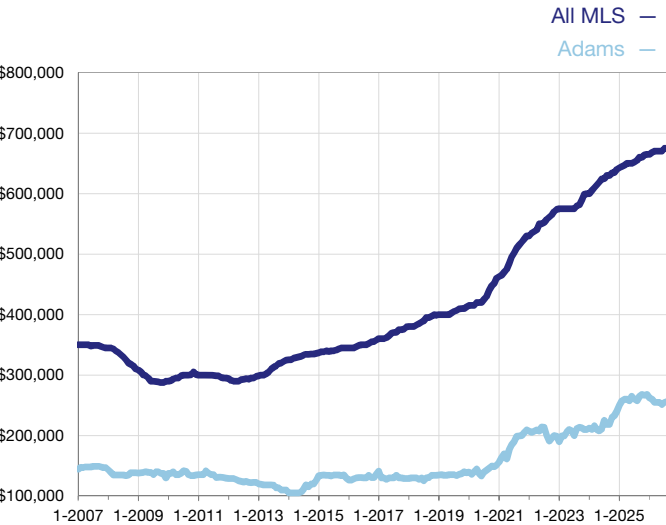
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	46	61	+ 32.6%
Closed Sales	7	12	+ 71.4%	37	58	+ 56.8%
Median Sales Price*	\$250,000	\$267,450	+ 7.0%	\$268,000	\$251,000	- 6.3%
Inventory of Homes for Sale	15	25	+ 66.7%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 48.0%	--	--	--
Cumulative Days on Market Until Sale	49	67	+ 36.7%	77	81	+ 5.2%
Percent of Original List Price Received*	99.7%	96.9%	- 2.8%	95.6%	97.1%	+ 1.6%
New Listings	8	12	+ 50.0%	55	86	+ 56.4%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$396,975	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	67	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	100.5%	--
New Listings	0	0	--	0	1	--

* 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

