Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Adams

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**9**	+ 200.0%	55	**78**	+ 41.8%
Closed Sales	9	**6**	- 33.3%	54	**71**	+ 31.5%
Median Sales Price*	$260,001	**$314,000**	+ 20.8%	$268,000	**$255,000**	- 4.9%
Inventory of Homes for Sale	19	**20**	+ 5.3%	--	--	--
Months Supply of Inventory	3.7	**2.7**	- 27.0%	--	--	--
Cumulative Days on Market Until Sale	81	**66**	- 18.5%	78	**79**	+ 1.3%
Percent of Original List Price Received*	94.0%	**99.7%**	+ 6.1%	95.2%	**97.4%**	+ 2.3%
New Listings	5	**7**	+ 40.0%	70	**106**	+ 51.4%

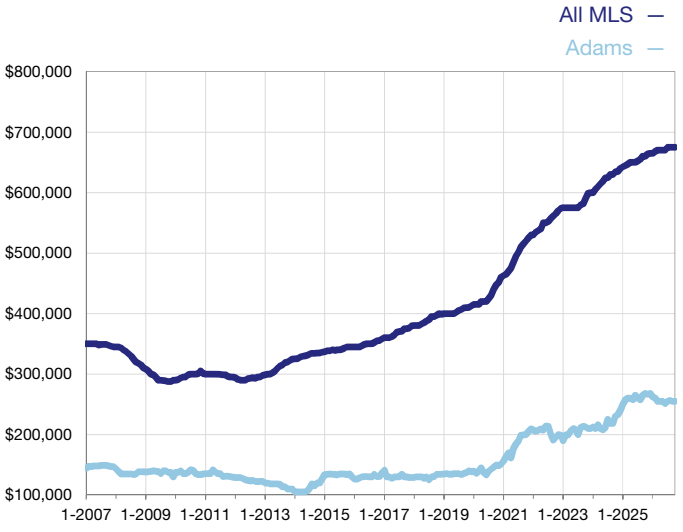
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

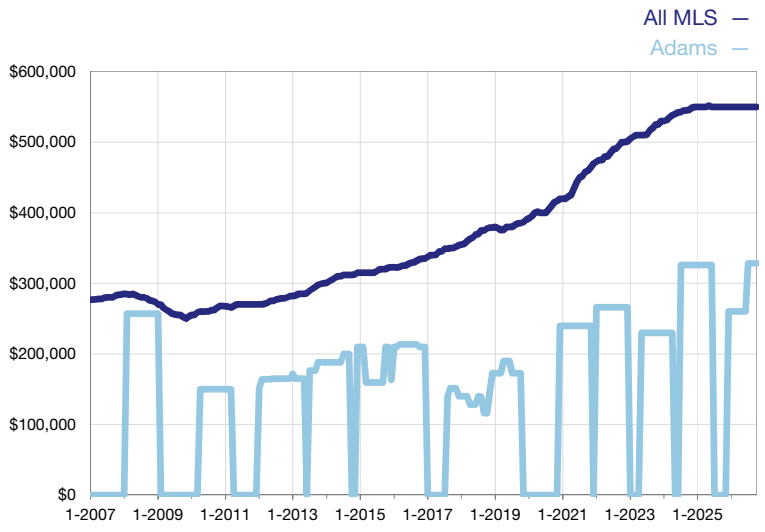
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	1	**1**	0.0%
Closed Sales	0	**0**	--	0	**1**	--
Median Sales Price*	$0	**$0**	--	$0	**$396,975**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**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	1	**0**	- 100.0%	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



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