

Adams

Community · MA · Massachusetts > Berkshire County

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

117

SALES (12 MO)

\$273K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

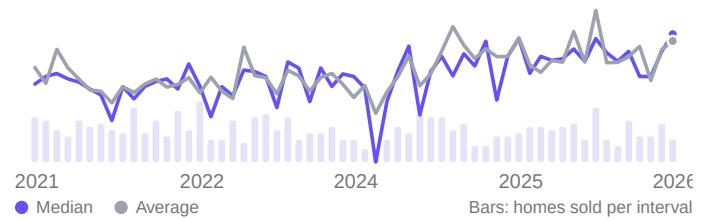
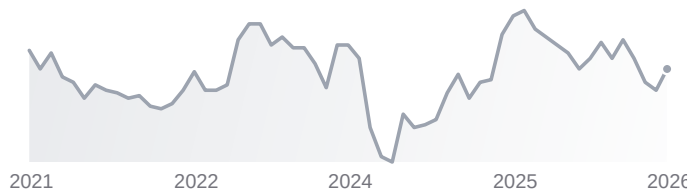
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$284K · Average \$270K

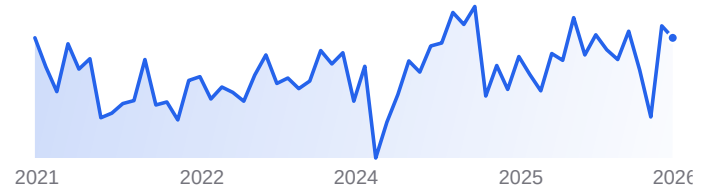
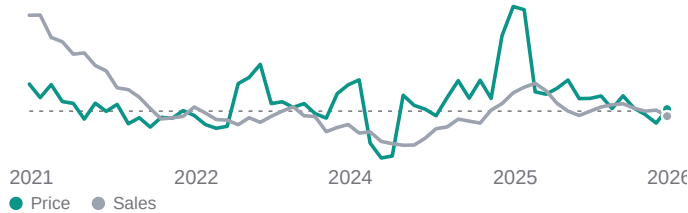


Growth (year over year)

Price +1.8% · Sales -4.1%

Price per square foot

\$179/ft²

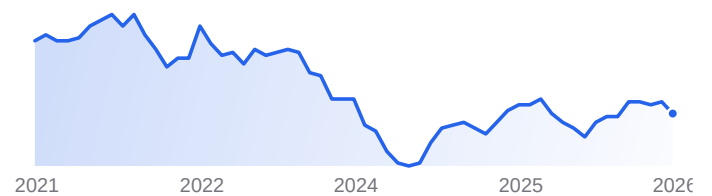
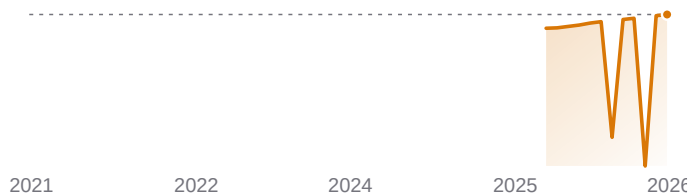


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

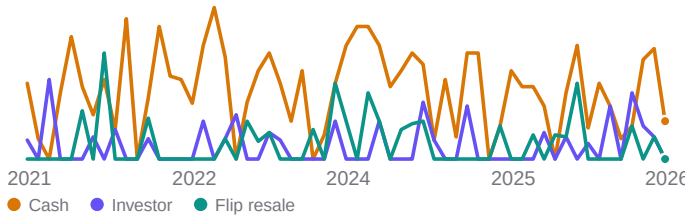
4.1%



BUYERS & OUTCOMES

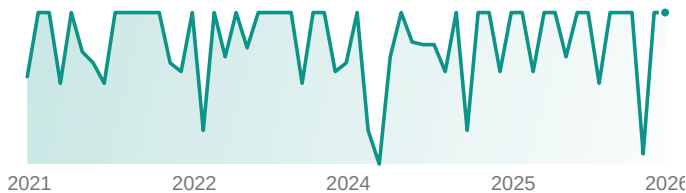
Buyer mix

Cash 14% · Investor 0% · Flip resale 0%



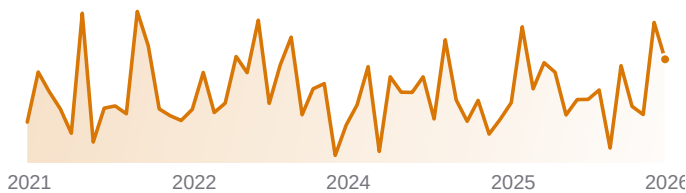
Sellers who sold at a gain

100%

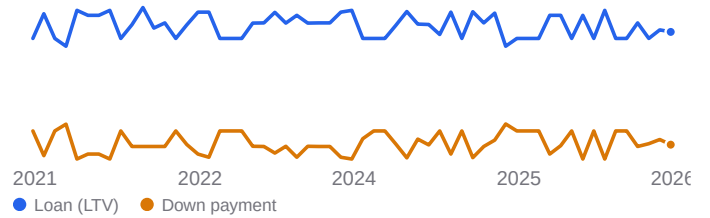


Median annualized return at resale

+7.8%

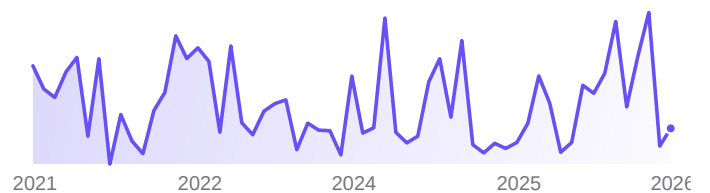


Financing (share of purchase price) Loan (LTV) 84% · Down payment 11%



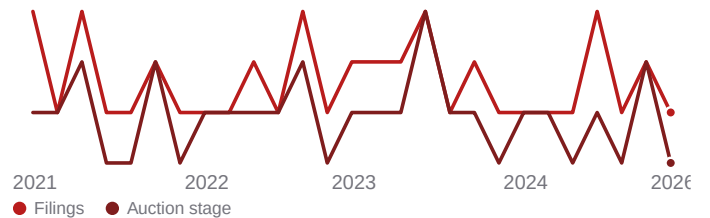
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,825
Median value (AVM)	\$273K
Median size	1,516 ft²
Median bedrooms	3
Median year built	1920
Single family	79%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	7.4%
Median loan-to-value	41%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	5,399
Density	2,204 / mi ²
Median household income	\$51K
Average household income	\$75K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	49
Homes occupied	88%
Bachelor's or higher	23%
Poverty rate	19.7%
Unemployment	1.2%
Average temp	44°F
Annual precip	47 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.