



Powering the Region's Real Estate Industry
NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Adams

Annual Statistical Review and Highlights



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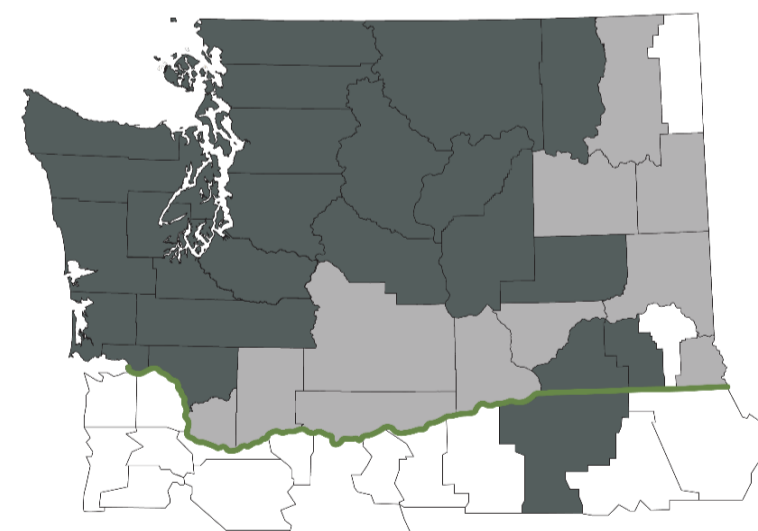
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

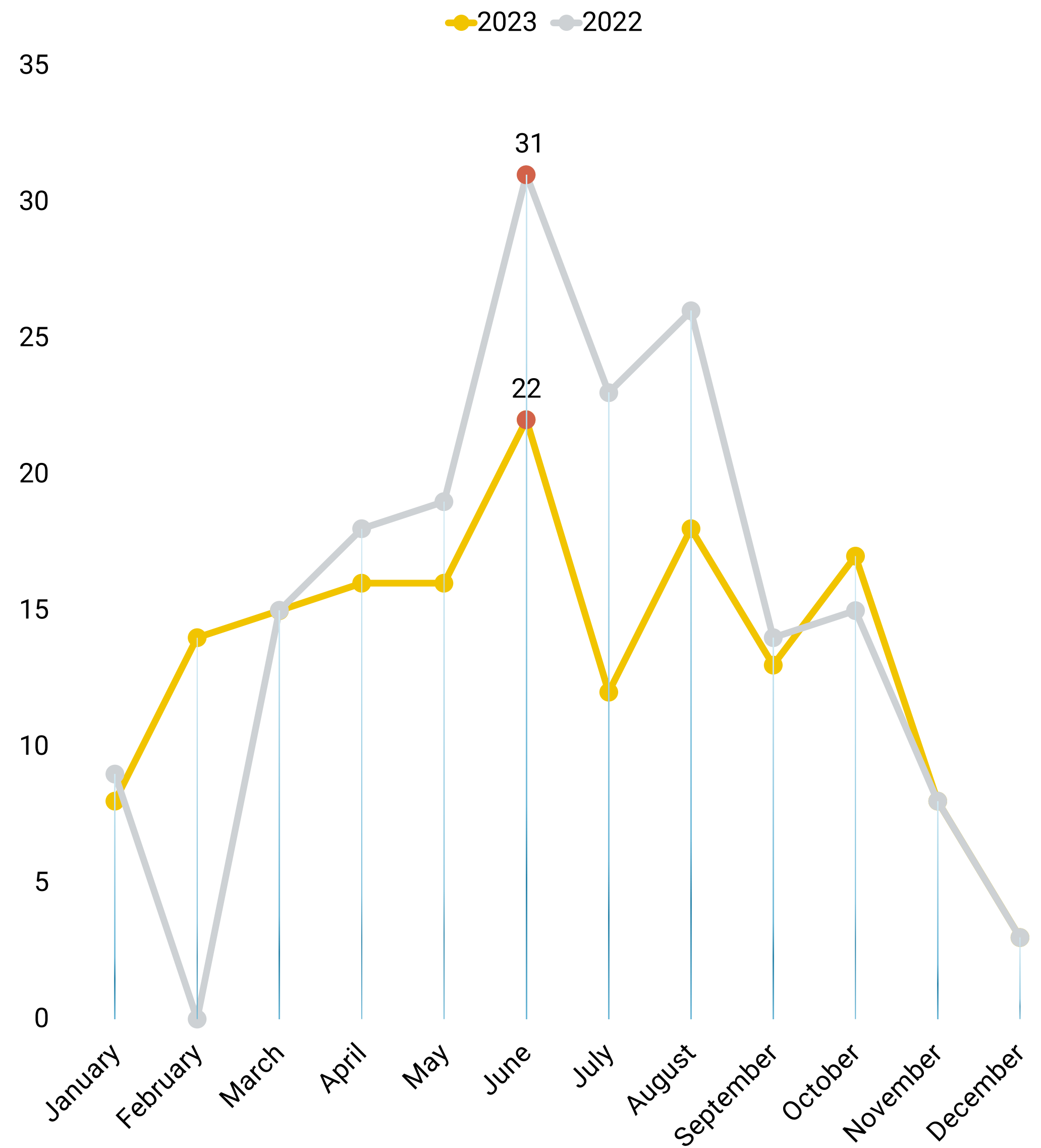
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Adams: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	8	9	-11.11%
February	14	0	0.00%
March	15	15	0.00%
April	16	18	-11.11%
May	16	19	-15.79%
June	22	31	-29.03%
July	12	23	-47.83%
August	18	26	-30.77%
September	13	14	-7.14%
October	17	15	13.33%
November	8	8	0.00%
December	3	3	0.00%
Total	162	181	
% chg.			-10.50%

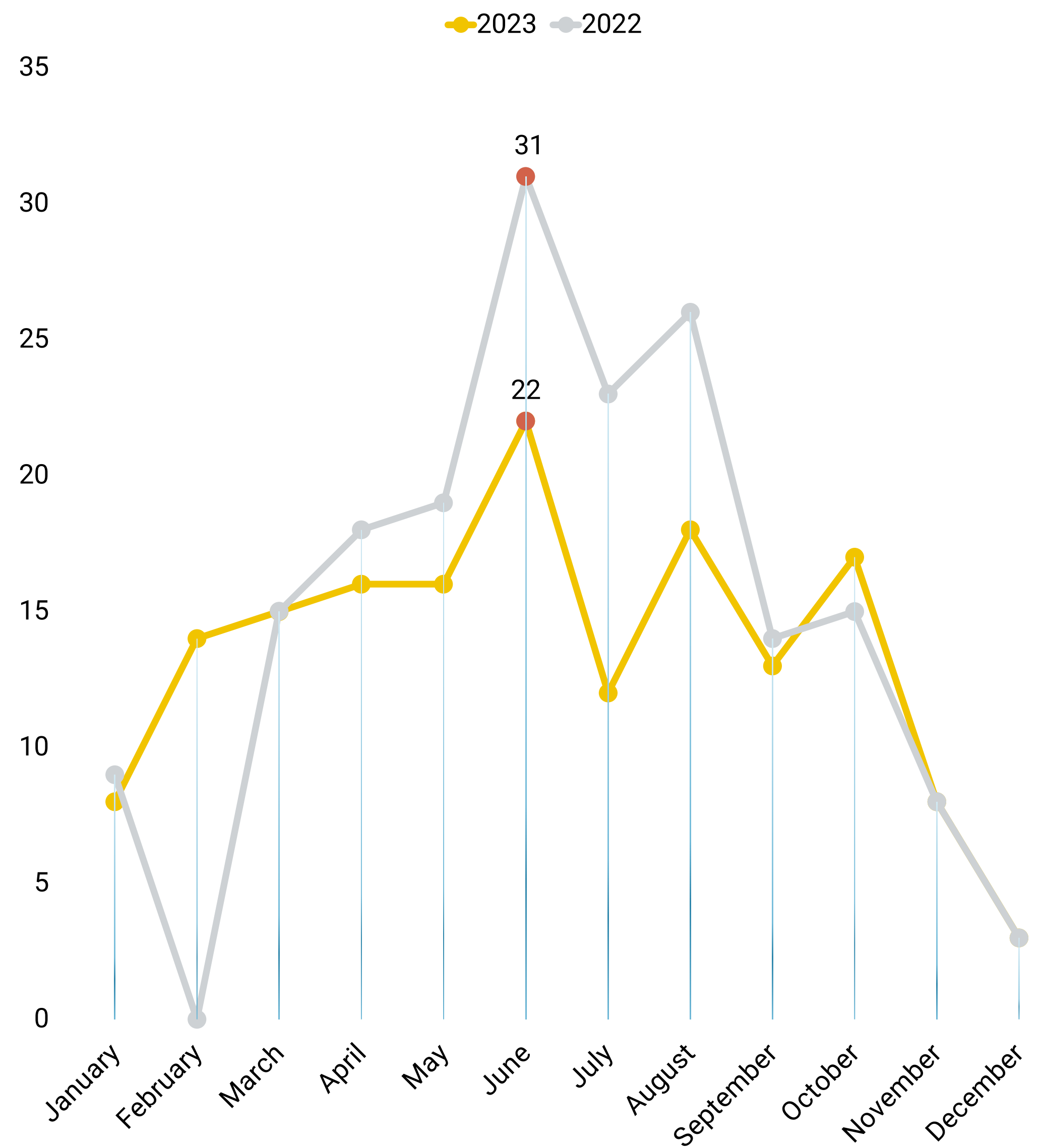


Adams: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	8	9	-11.11%
February	14	0	0.00%
March	15	15	0.00%
April	16	18	-11.11%
May	16	19	-15.79%
June	22	31	-29.03%
July	12	23	-47.83%
August	18	26	-30.77%
September	13	14	-7.14%
October	17	15	13.33%
November	8	8	0.00%
December	3	3	0.00%
Total	162	181	
% chg.			-10.50%

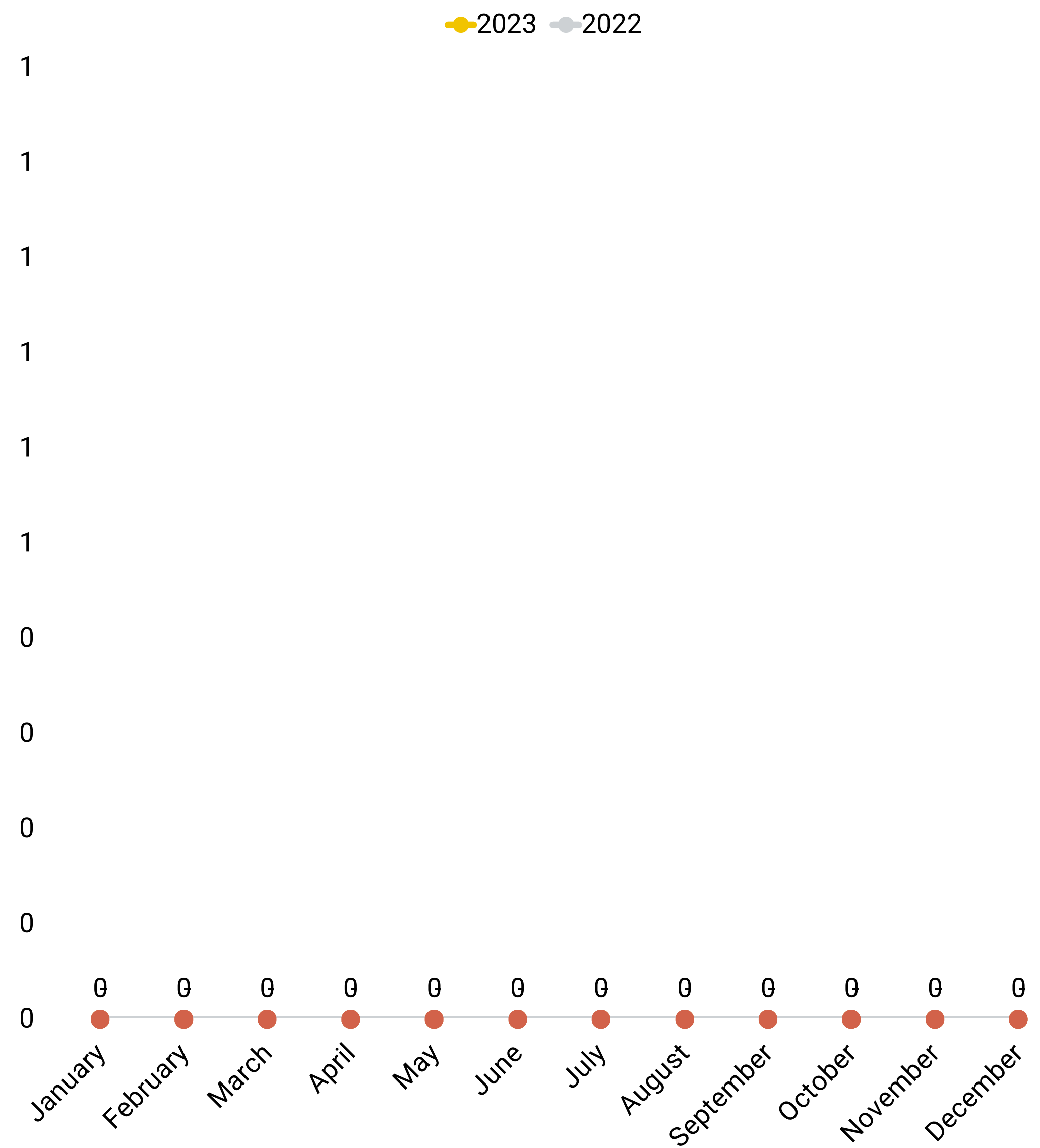


Adams: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	0	0	0.00%
July	0	0	0.00%
August	0	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	0	0	
% chg.	N/A		

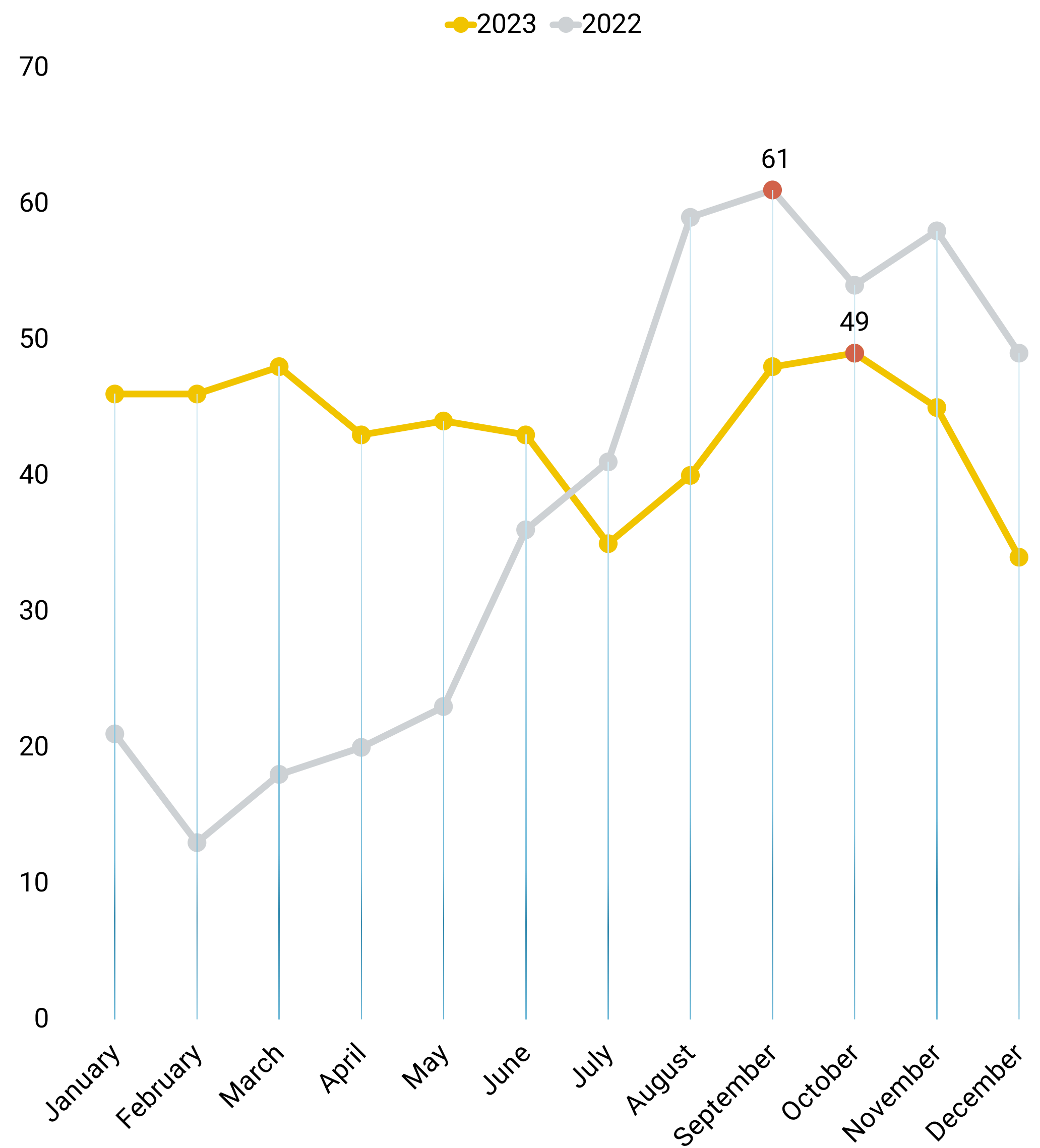


Adams: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	46	21	119.05%
February	46	13	253.85%
March	48	18	166.67%
April	43	20	115.00%
May	44	23	91.30%
June	43	36	19.44%
July	35	41	-14.63%
August	40	59	-32.20%
September	48	61	-21.31%
October	49	54	-9.26%
November	45	58	-22.41%
December	34	49	-30.61%
Total	521	453	
% chg.			15.01%

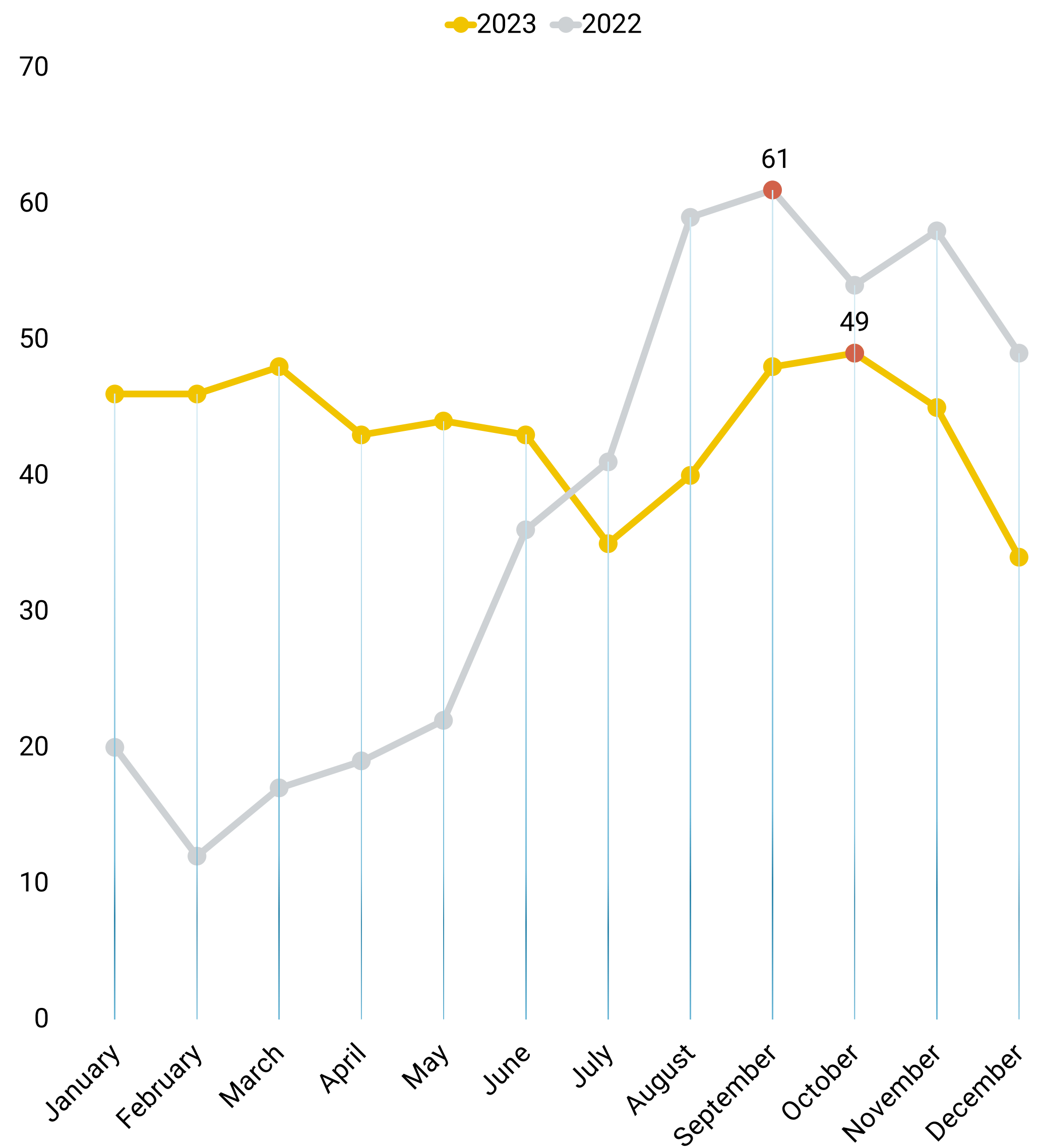


Adams: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	46	20	130.00%
February	46	12	283.33%
March	48	17	182.35%
April	43	19	126.32%
May	44	22	100.00%
June	43	36	19.44%
July	35	41	-14.63%
August	40	59	-32.20%
September	48	61	-21.31%
October	49	54	-9.26%
November	45	58	-22.41%
December	34	49	-30.61%
Total	521	448	
% chg.	16.29%		

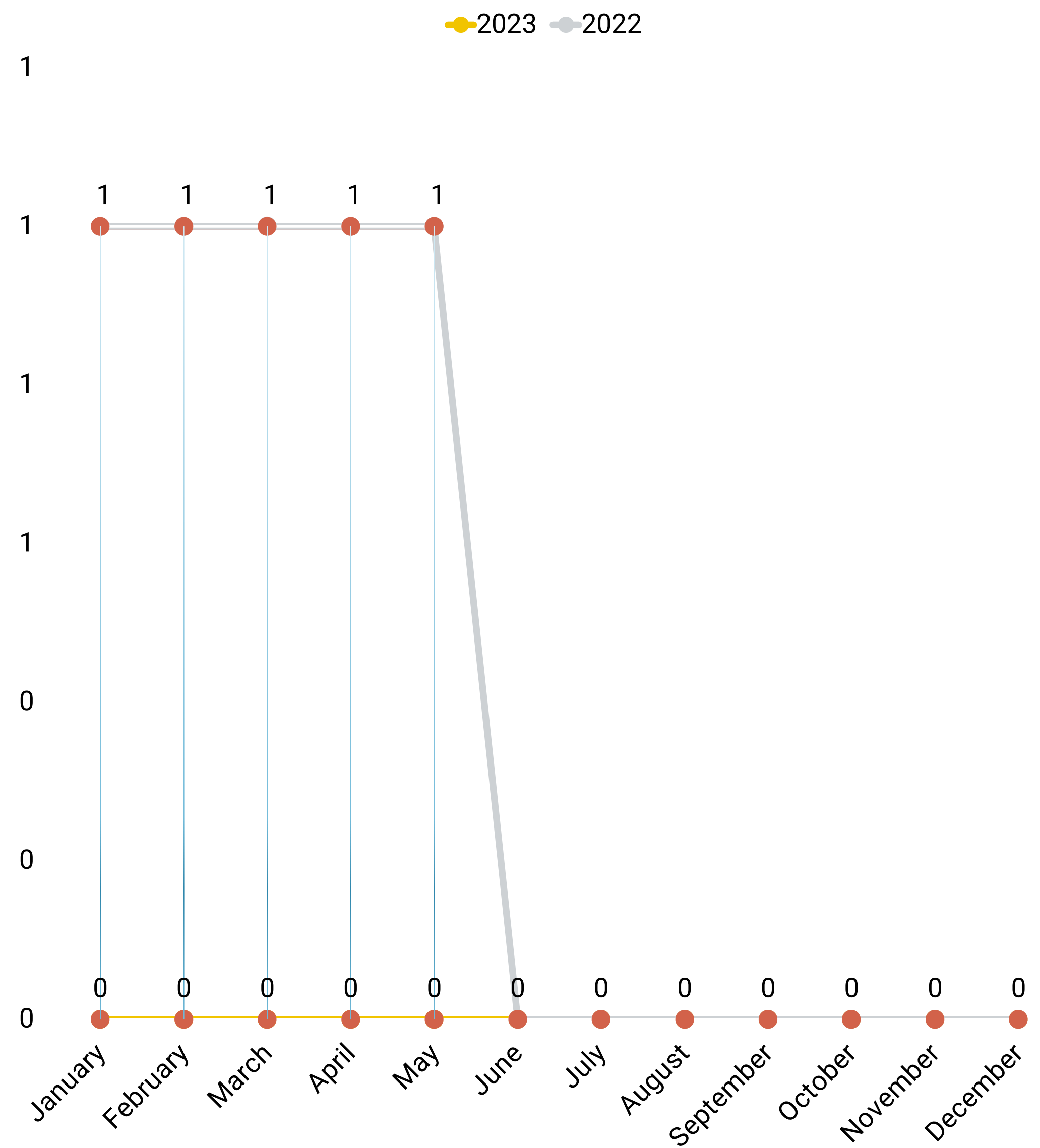


Adams: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	0	1	-100.00%
February	0	1	-100.00%
March	0	1	-100.00%
April	0	1	-100.00%
May	0	1	-100.00%
June	0	0	0.00%
July	0	0	0.00%
August	0	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	0	5	
% chg.	-100.00%		



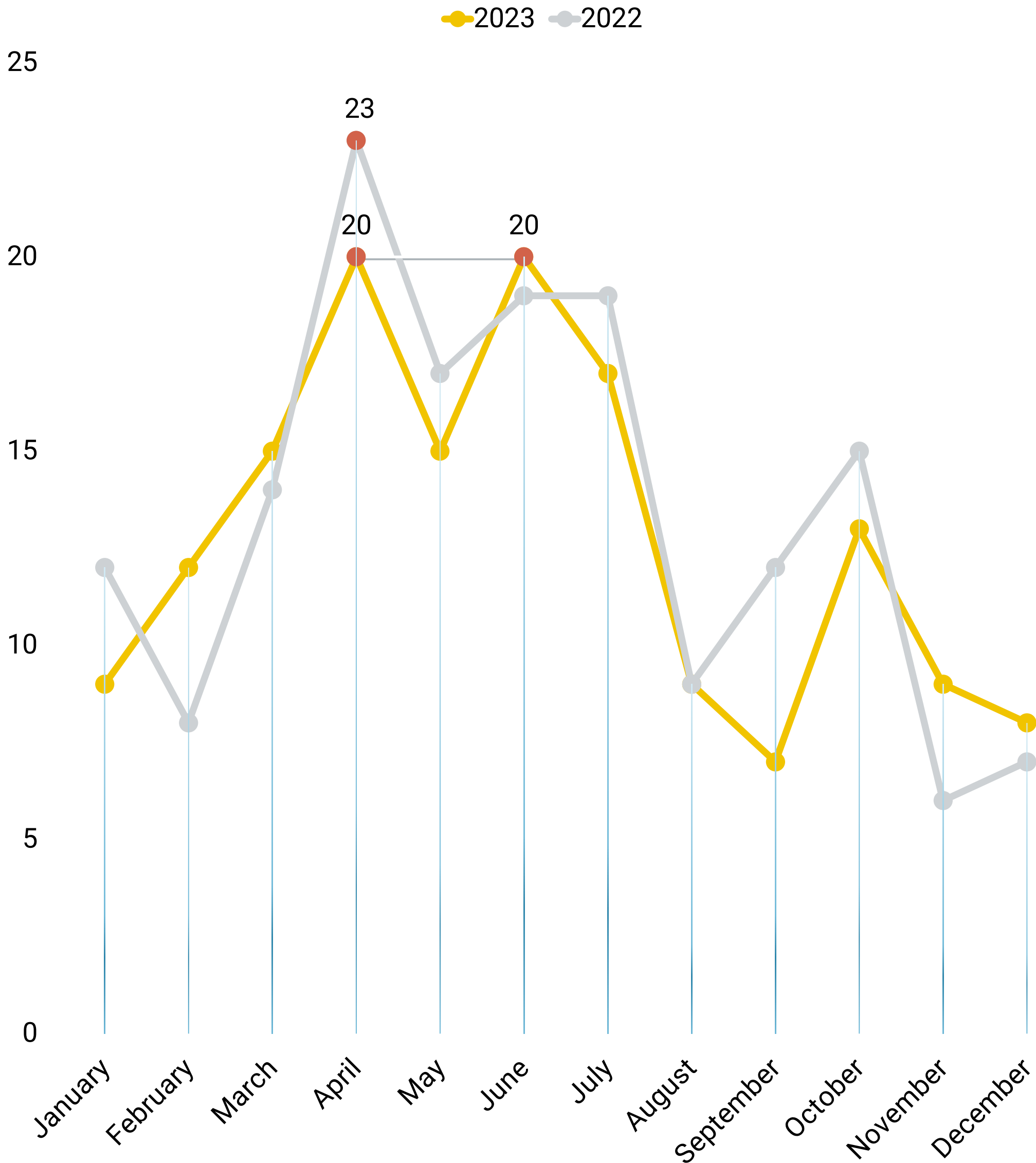
Adams: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	9	12	-25.00%
February	12	8	50.00%
March	15	14	7.14%
April	20	23	-13.04%
May	15	17	-11.76%
June	20	19	5.26%
July	17	19	-10.53%
August	9	9	0.00%
September	7	12	-41.67%
October	13	15	-13.33%
November	9	6	50.00%
December	8	7	14.29%
Total	154	161	
% chg.	-4.35%		



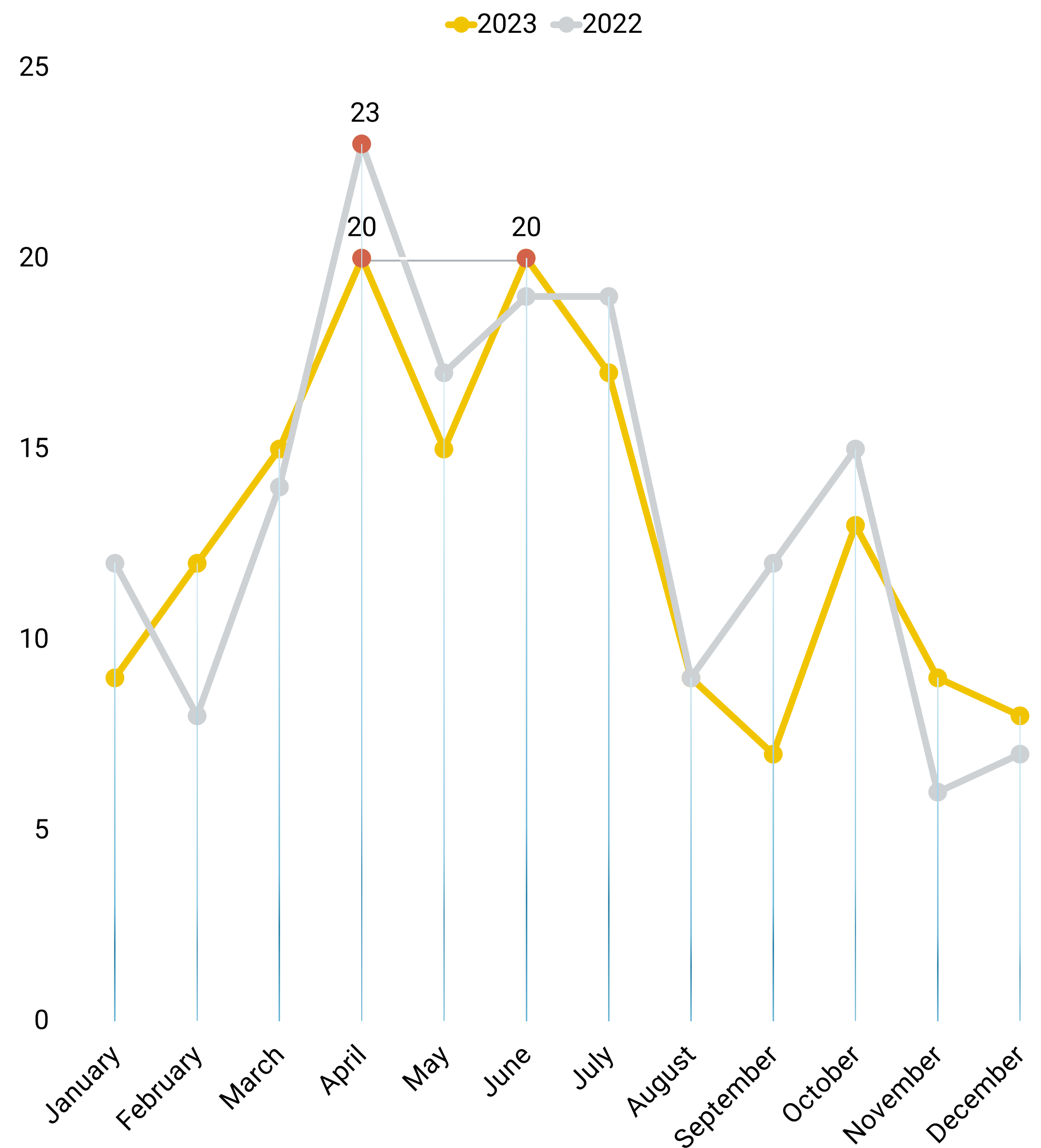
Adams: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	9	12	-25.00%
February	12	8	50.00%
March	15	14	7.14%
April	20	23	-13.04%
May	15	17	-11.76%
June	20	19	5.26%
July	17	19	-10.53%
August	9	9	0.00%
September	7	12	-41.67%
October	13	15	-13.33%
November	9	6	50.00%
December	8	7	14.29%
Total	154	161	
% chg.	-4.35%		



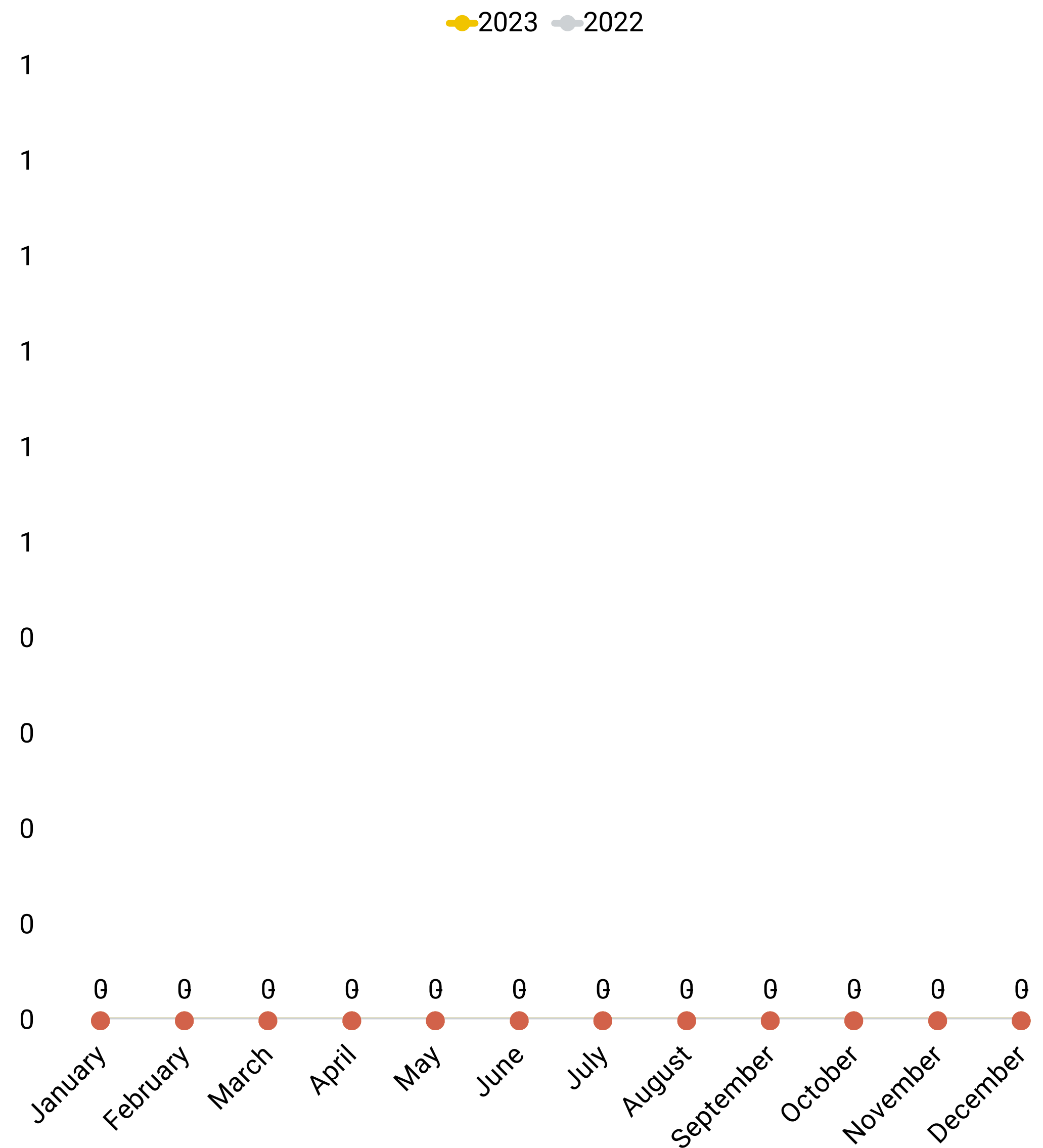
Adams: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	0	0	0.00%
July	0	0	0.00%
August	0	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	0	0	
% chg.	N/A		

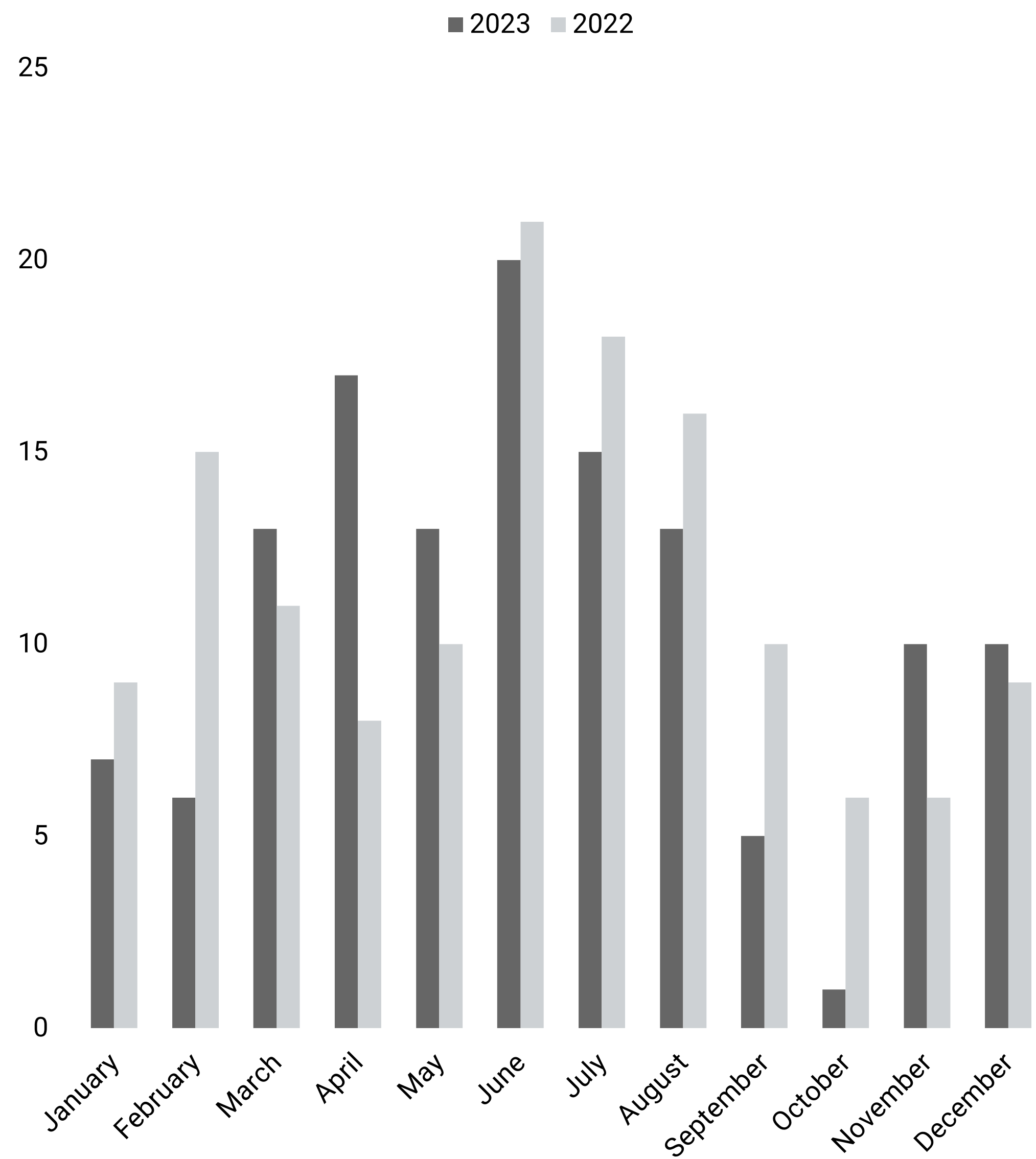


Adams: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2023	2022	% chg.
January	7	9	-22.22%
February	6	15	-60.00%
March	13	11	18.18%
April	17	8	112.50%
May	13	10	30.00%
June	20	21	-4.76%
July	15	18	-16.67%
August	13	16	-18.75%
September	5	10	-50.00%
October	1	6	-83.33%
November	10	6	66.67%
December	10	9	11.11%
Total	130	139	
% chg.			-6.47%

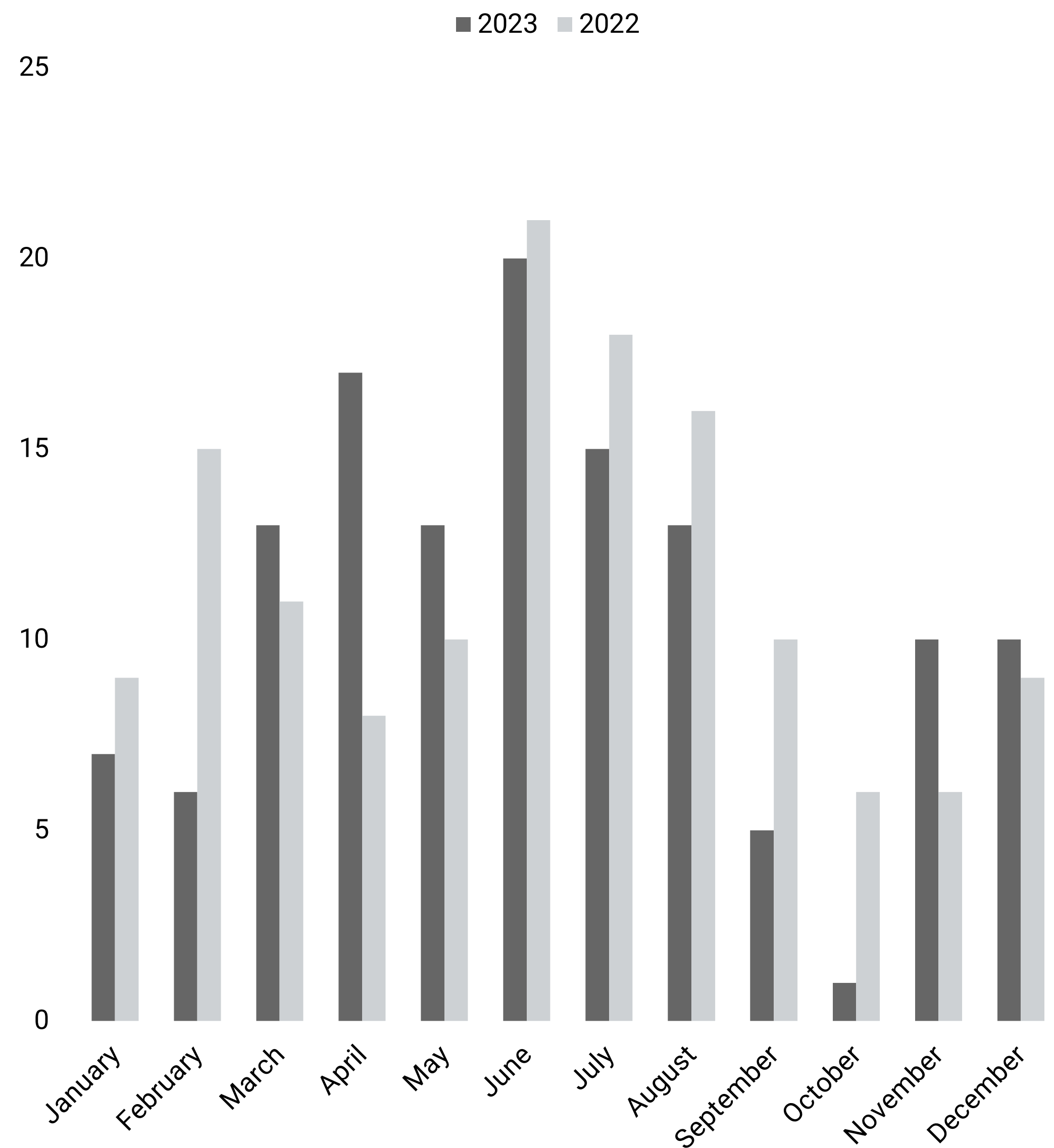


Adams: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2023	2022	% chg.
January	7	9	-22.22%
February	6	15	-60.00%
March	13	11	18.18%
April	17	8	112.50%
May	13	10	30.00%
June	20	21	-4.76%
July	15	18	-16.67%
August	13	16	-18.75%
September	5	10	-50.00%
October	1	6	-83.33%
November	10	6	66.67%
December	10	9	11.11%
Total	130	139	
% chg.			-6.47%

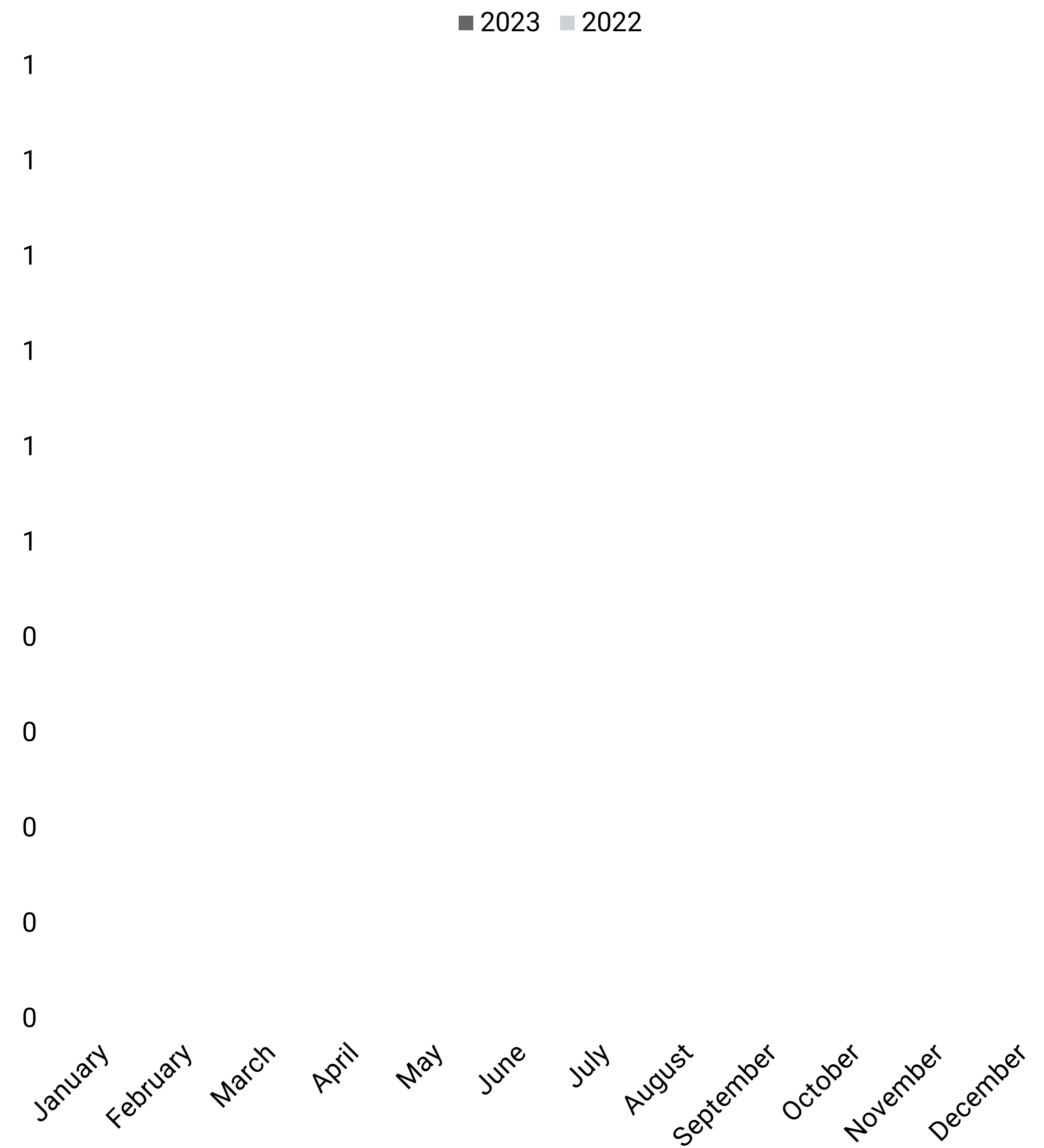


Adams: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2023	2022	% chg.
January	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	0	0	0.00%
July	0	0	0.00%
August	0	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	0	0	
% chg.	N/A		

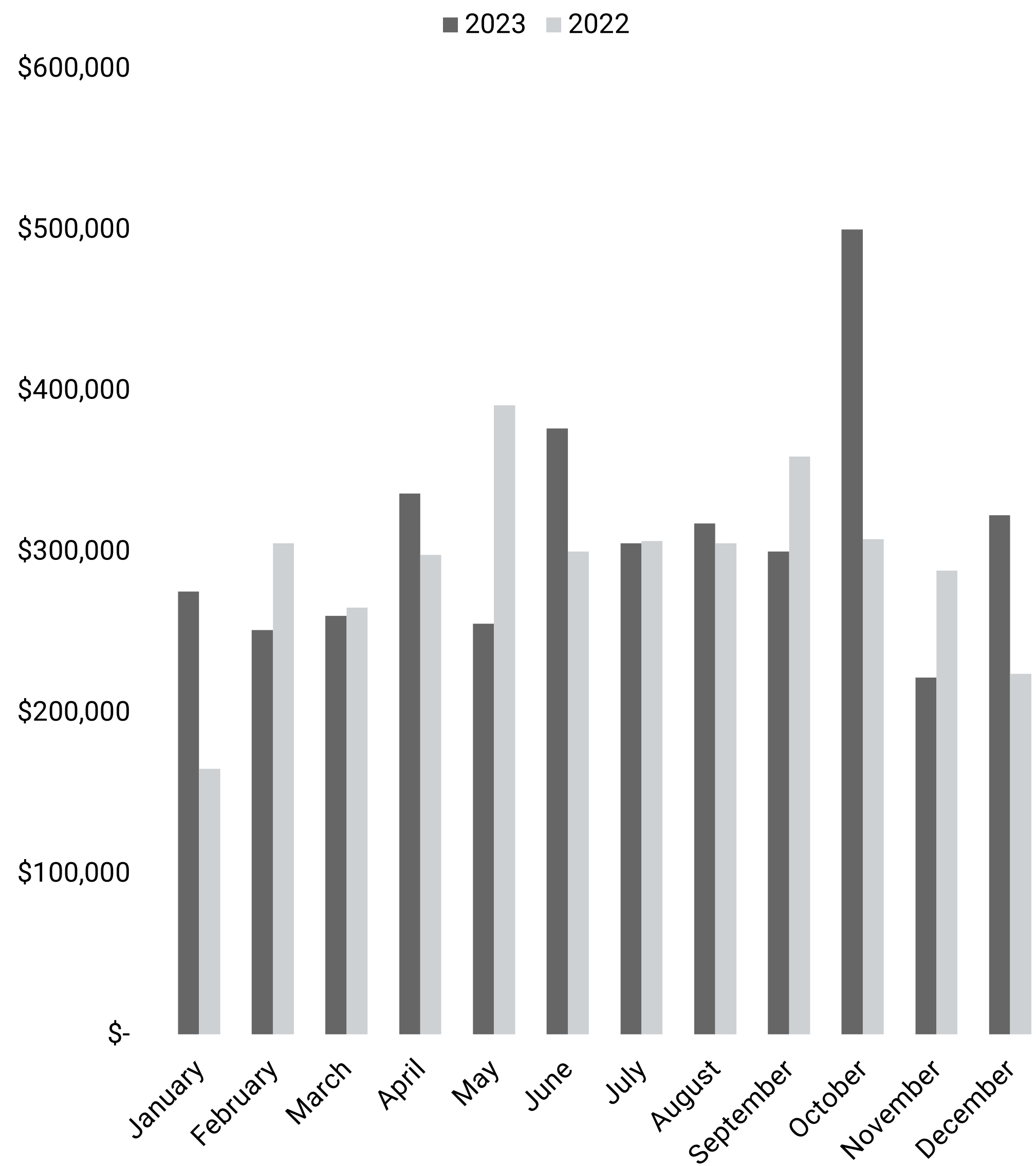


Adams: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 275,000	\$ 165,000	66.67%
February	\$ 251,000	\$ 305,000	-17.70%
March	\$ 260,000	\$ 265,000	-1.89%
April	\$ 336,000	\$ 297,728	12.85%
May	\$ 255,000	\$ 390,790	-34.75%
June	\$ 376,250	\$ 300,000	25.42%
July	\$ 305,000	\$ 306,327	-0.43%
August	\$ 317,400	\$ 304,933	4.09%
September	\$ 300,000	\$ 358,859	-16.40%
October	\$ 500,000	\$ 307,500	62.60%
November	\$ 221,500	\$ 288,000	-23.09%
December	\$ 322,500	\$ 224,000	43.97%
Total	\$ 315,500	\$ 299,581	
% chg.			5.31%

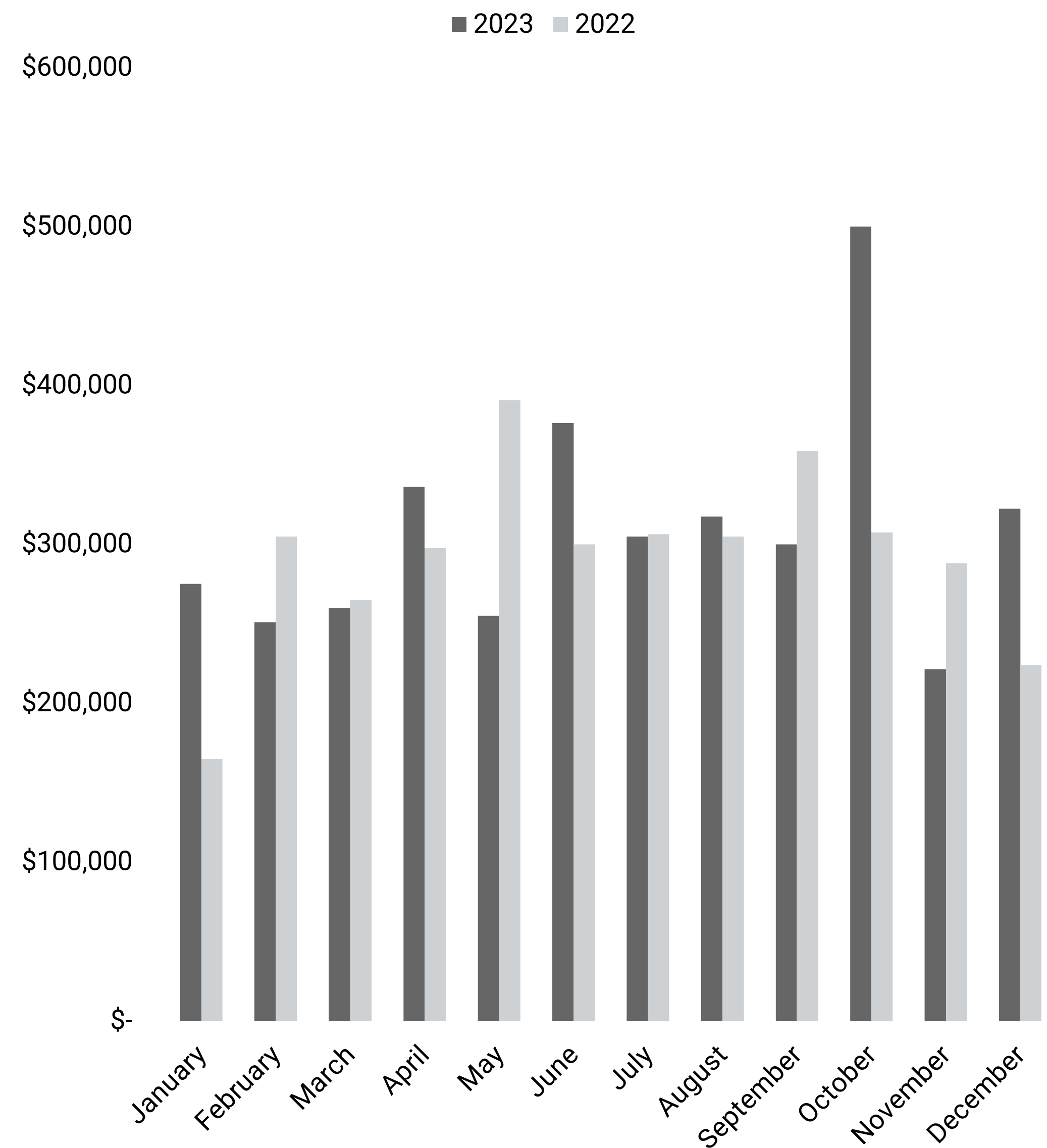


Adams: Residential Homes Only

Closed Sales Price by Month

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October	\$ 500,000	\$ 307,500	62.60%
November	\$ 221,500	\$ 288,000	-23.09%
December	\$ 322,500	\$ 224,000	43.97%
Total	\$ 315,500	\$ 299,581	
% chg.	5.31%		

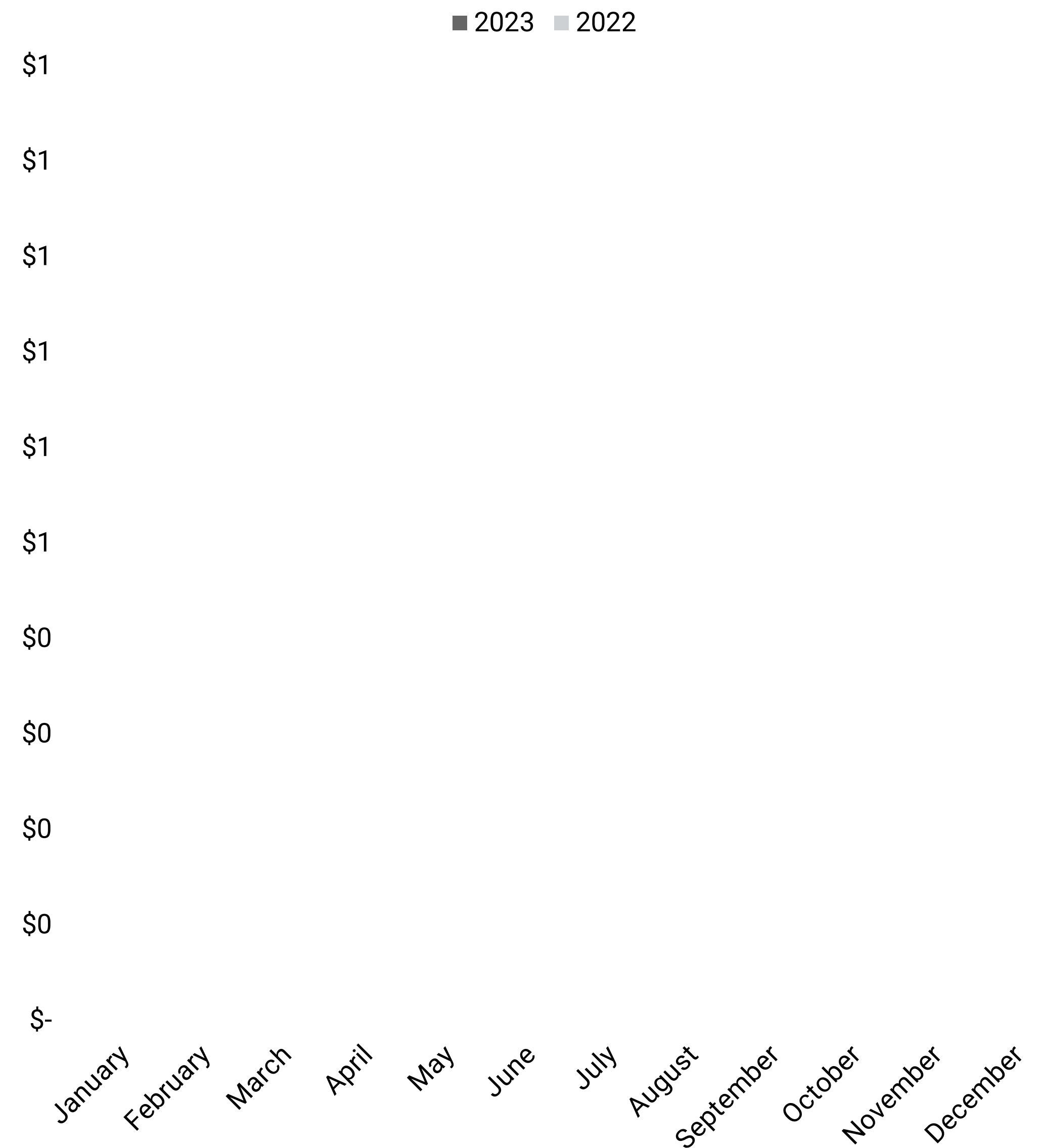


Adams: Condominiums Only

Closed Sales Price by Month

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	2023		2022	% chg.
January	\$ -	\$ -	\$ -	0.00%
February	\$ -	\$ -	\$ -	0.00%
March	\$ -	\$ -	\$ -	0.00%
April	\$ -	\$ -	\$ -	0.00%
May	\$ -	\$ -	\$ -	0.00%
June	\$ -	\$ -	\$ -	0.00%
July	\$ -	\$ -	\$ -	0.00%
August	\$ -	\$ -	\$ -	0.00%
September	\$ -	\$ -	\$ -	0.00%
October	\$ -	\$ -	\$ -	0.00%
November	\$ -	\$ -	\$ -	0.00%
December	\$ -	\$ -	\$ -	0.00%
Total	\$ -	\$ -	\$ -	
% chg.	N/A			



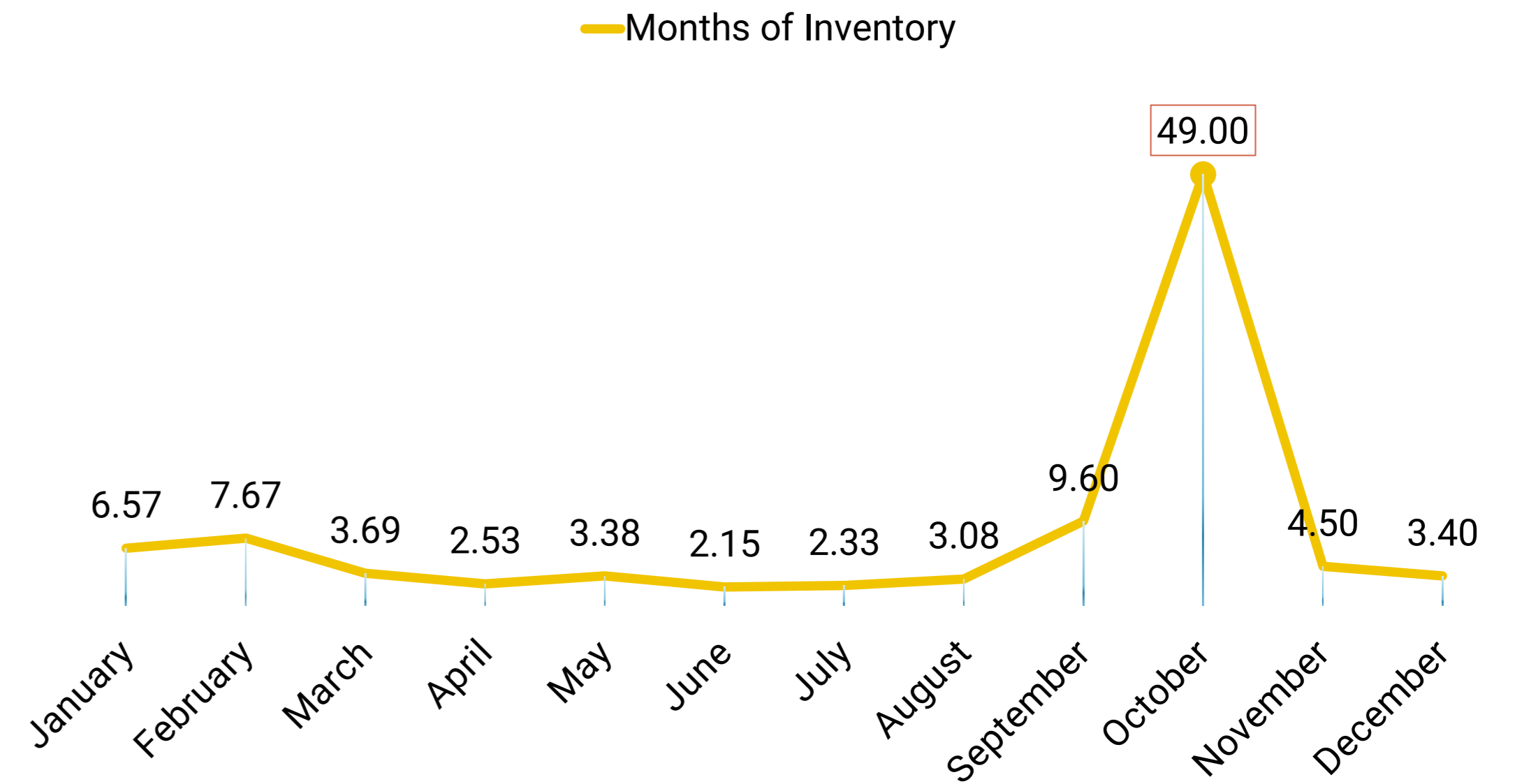
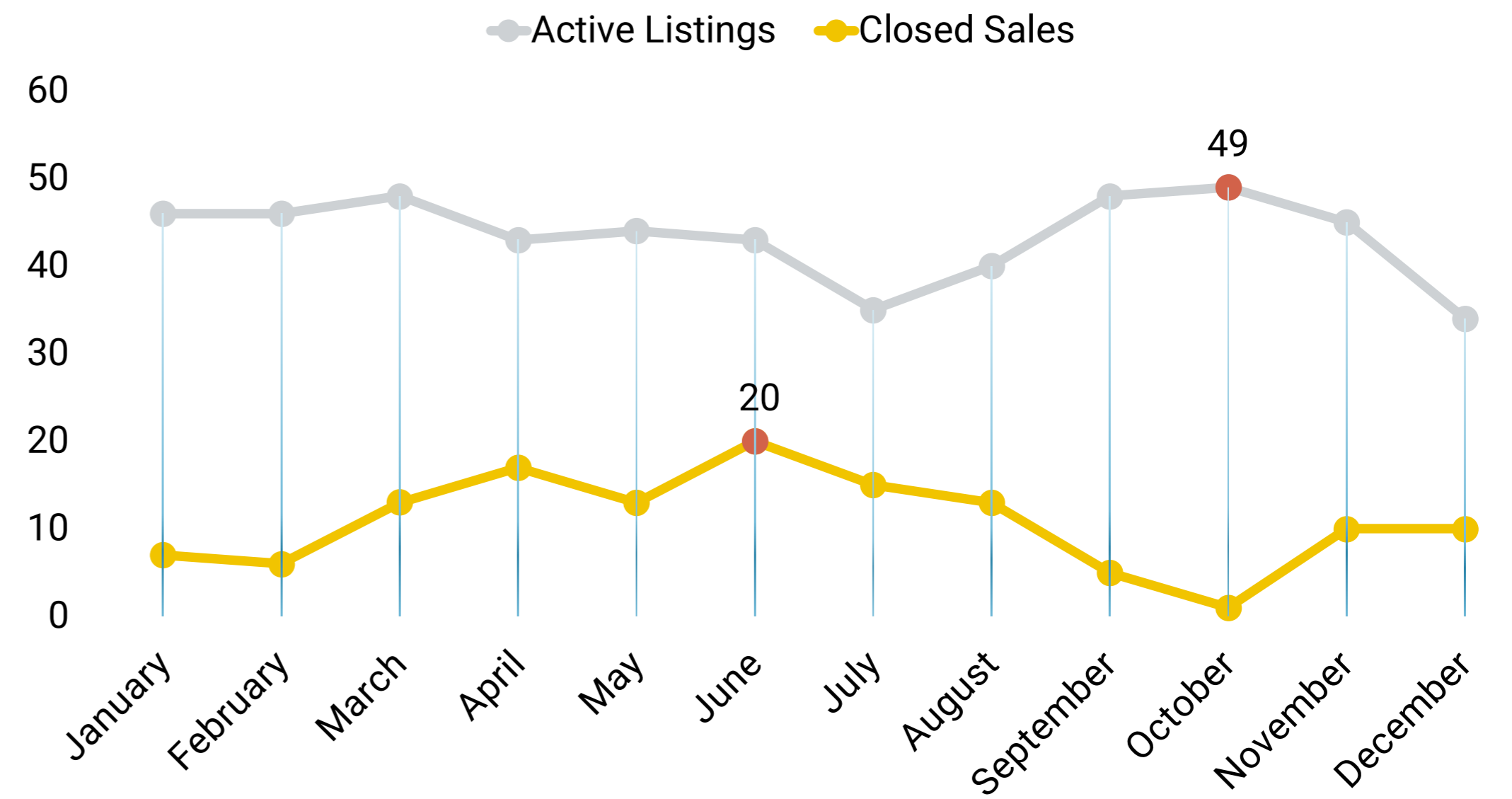
Adams: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	46	7	6.57
February	46	6	7.67
March	48	13	3.69
April	43	17	2.53
May	44	13	3.38
June	43	20	2.15
July	35	15	2.33
August	40	13	3.08
September	48	5	9.60
October	49	1	49.00
November	45	10	4.50
December	34	10	3.40



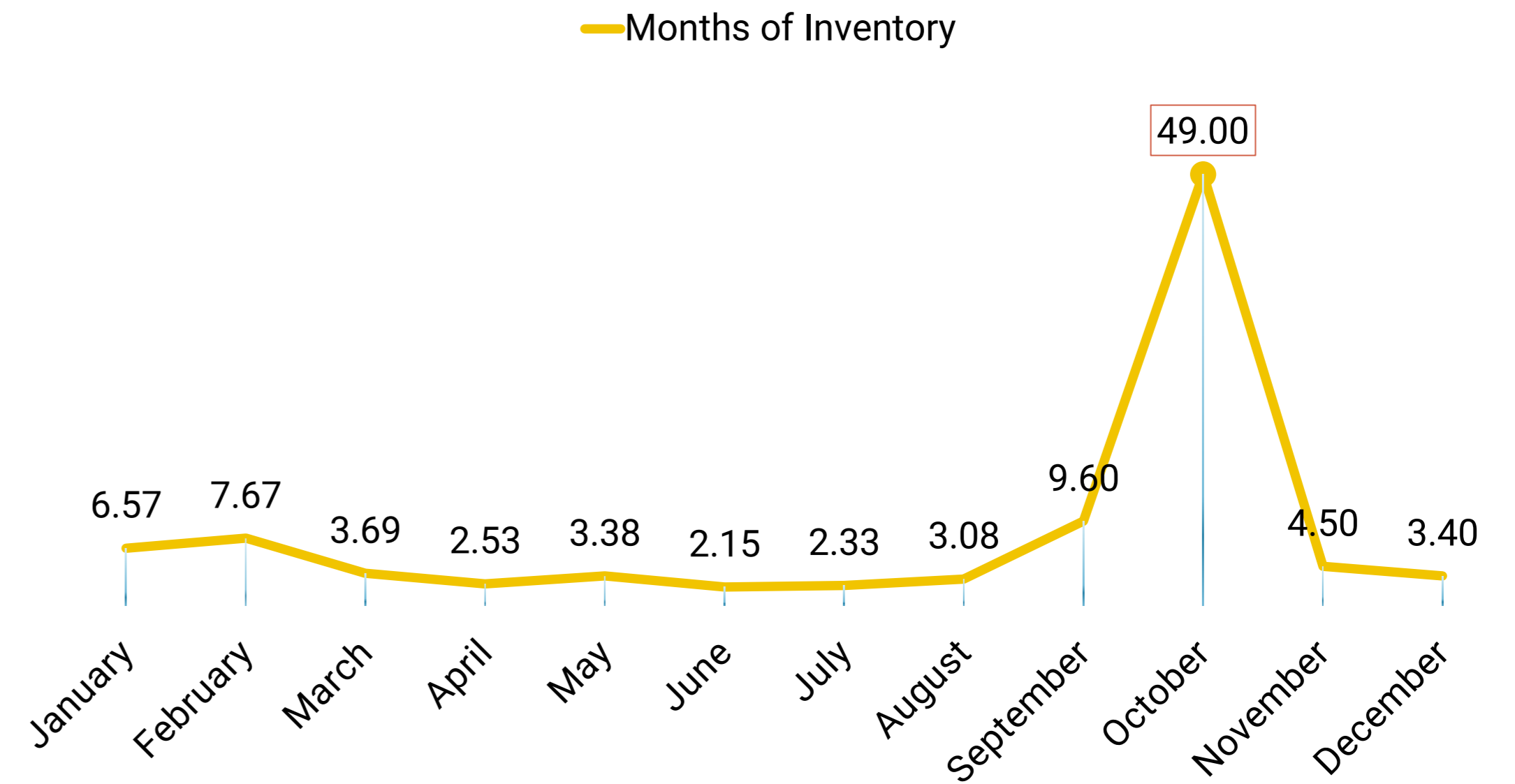
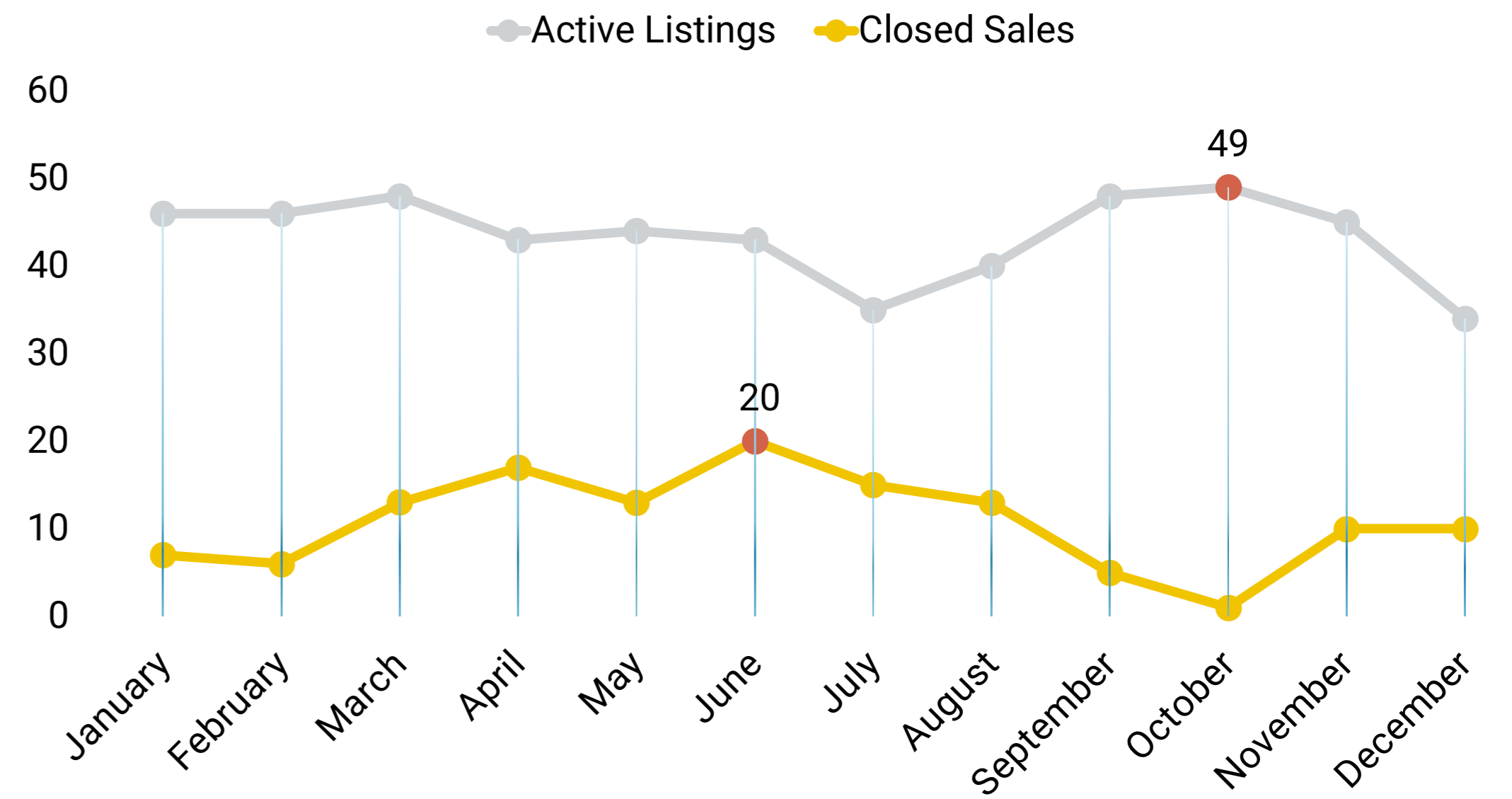
Adams: Residential Homes Only

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June	43	20	2.15
July	35	15	2.33
August	40	13	3.08
September	48	5	9.60
October	49	1	49.00
November	45	10	4.50
December	34	10	3.40



Adams: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

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	Active Listings	Closed Sales	Months of Inventory
January	0	0	0.00
February	0	0	0.00
March	0	0	0.00
April	0	0	0.00
May	0	0	0.00
June	0	0	0.00
July	0	0	0.00
August	0	0	0.00
September	0	0	0.00
October	0	0	0.00
November	0	0	0.00
December	0	0	0.00

