

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	25	27	+ 8.0%	199	257	+ 29.1%
Closed Sales	22	25	+ 13.6%	179	224	+ 25.1%
Median Sales Price*	\$267,000	\$250,000	- 6.4%	\$236,500	\$249,900	+ 5.7%
Inventory of Homes for Sale	63	31	- 50.8%	--	--	--
Months Supply of Inventory	3.6	1.4	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 11.4%	53	41	- 22.6%
Percent of Original List Price Received*	99.7%	102.1%	+ 2.4%	97.0%	98.7%	+ 1.8%
New Listings	31	27	- 12.9%	265	269	+ 1.5%

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

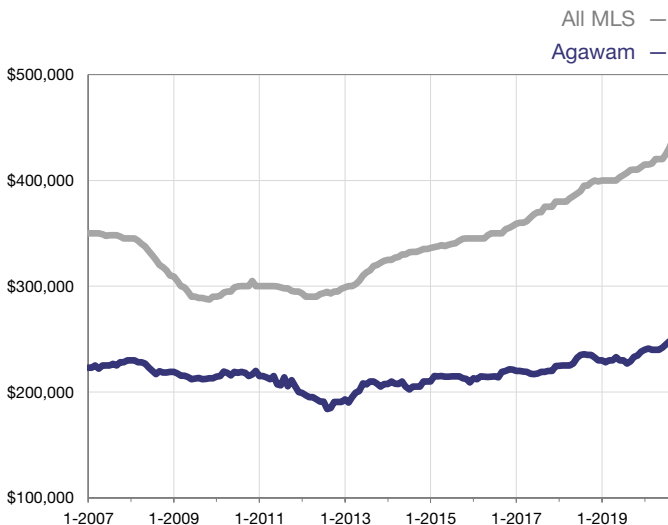
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	9	- 25.0%	101	70	- 30.7%
Closed Sales	5	10	+ 100.0%	97	61	- 37.1%
Median Sales Price*	\$142,000	\$153,250	+ 7.9%	\$145,000	\$172,500	+ 19.0%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	38	17	- 55.3%	79	43	- 45.6%
Percent of Original List Price Received*	94.2%	102.2%	+ 8.5%	96.9%	98.0%	+ 1.1%
New Listings	14	5	- 64.3%	105	68	- 35.2%

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

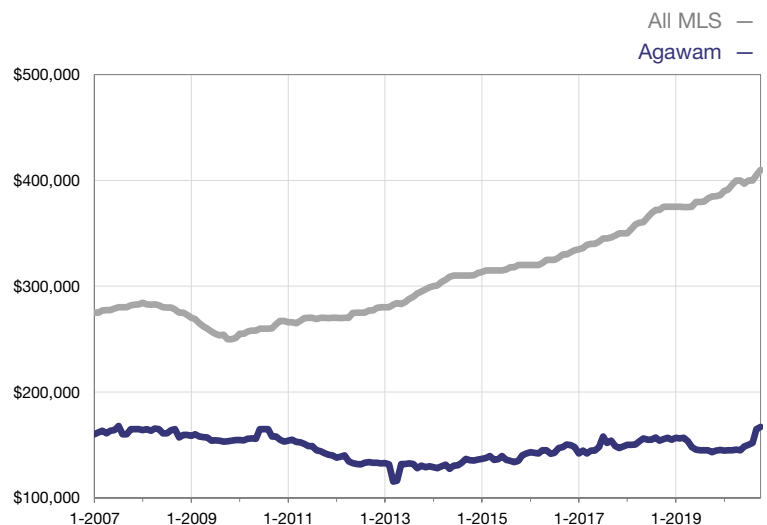
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime.