

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Agawam

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	17	+ 112.5%	240	215	- 10.4%
Closed Sales	23	23	0.0%	251	210	- 16.3%
Median Sales Price*	\$335,000	\$320,000	- 4.5%	\$304,500	\$325,000	+ 6.7%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	29	30	+ 3.4%
Percent of Original List Price Received*	99.2%	97.8%	- 1.4%	102.2%	101.2%	- 1.0%
New Listings	15	10	- 33.3%	256	243	- 5.1%

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

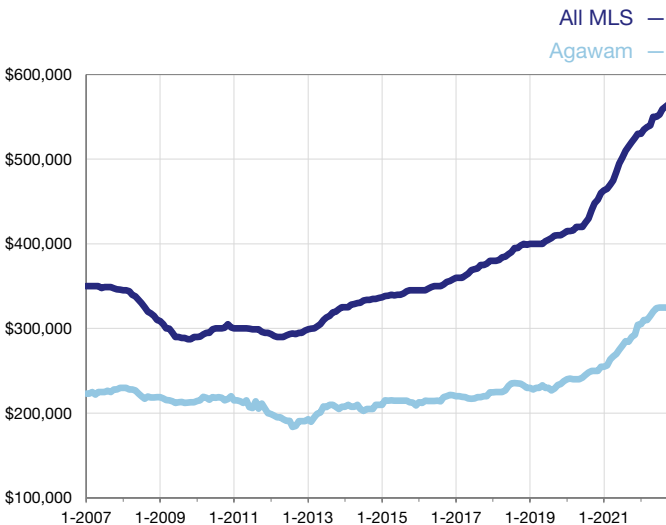
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	5	- 28.6%	101	101	0.0%
Closed Sales	7	12	+ 71.4%	100	97	- 3.0%
Median Sales Price*	\$215,000	\$260,000	+ 20.9%	\$183,950	\$230,000	+ 25.0%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	23	22	- 4.3%
Percent of Original List Price Received*	104.8%	99.6%	- 5.0%	102.4%	103.3%	+ 0.9%
New Listings	6	2	- 66.7%	107	113	+ 5.6%

\* 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

