

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	13	12	- 7.7%
Closed Sales	12	8	- 33.3%	12	8	- 33.3%
Median Sales Price*	\$277,550	\$325,000	+ 17.1%	\$277,550	\$325,000	+ 17.1%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	16	39	+ 143.8%	16	39	+ 143.8%
Percent of Original List Price Received*	103.9%	99.0%	- 4.7%	103.9%	99.0%	- 4.7%
New Listings	14	20	+ 42.9%	14	20	+ 42.9%

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

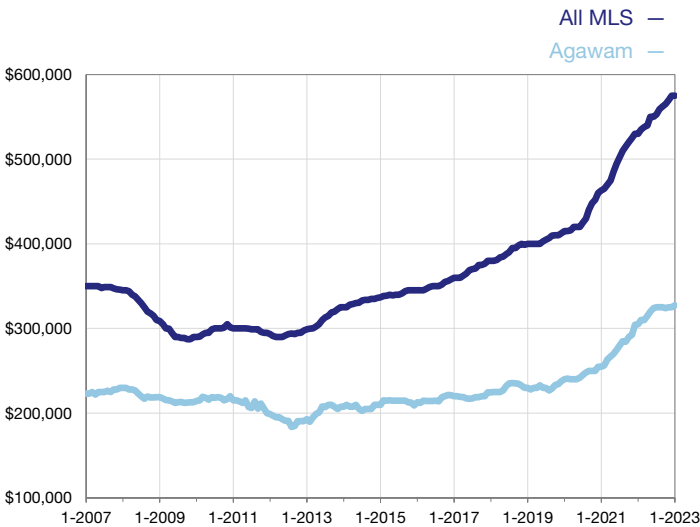
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	6	6	0.0%	6	6	0.0%
Median Sales Price*	\$220,200	\$217,000	- 1.5%	\$220,200	\$217,000	- 1.5%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	14	19	+ 35.7%
Percent of Original List Price Received*	104.3%	102.4%	- 1.8%	104.3%	102.4%	- 1.8%
New Listings	8	6	- 25.0%	8	6	- 25.0%

* 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

