

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	26	27	+ 3.8%	138	132	- 4.3%
Closed Sales	22	29	+ 31.8%	115	116	+ 0.9%
Median Sales Price*	\$242,450	\$238,000	- 1.8%	\$232,500	\$233,050	+ 0.2%
Inventory of Homes for Sale	70	47	- 32.9%	--	--	--
Months Supply of Inventory	4.0	2.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	66	46	- 30.3%	62	59	- 4.8%
Percent of Original List Price Received*	98.1%	97.0%	- 1.1%	96.5%	96.5%	0.0%
New Listings	32	26	- 18.8%	185	168	- 9.2%

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

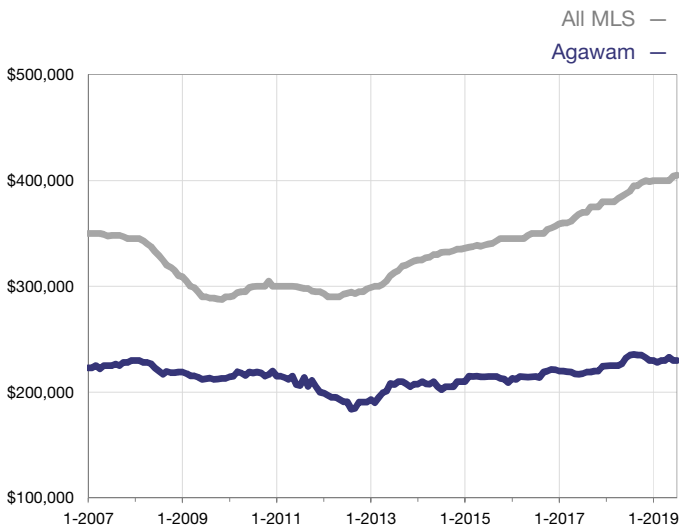
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	8	0.0%	56	74	+ 32.1%
Closed Sales	9	13	+ 44.4%	50	72	+ 44.0%
Median Sales Price*	\$170,000	\$138,000	- 18.8%	\$161,750	\$145,000	- 10.4%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	4.0	1.4	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	50	44	- 12.0%	60	91	+ 51.7%
Percent of Original List Price Received*	95.5%	97.5%	+ 2.1%	95.4%	96.7%	+ 1.4%
New Listings	7	8	+ 14.3%	78	76	- 2.6%

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

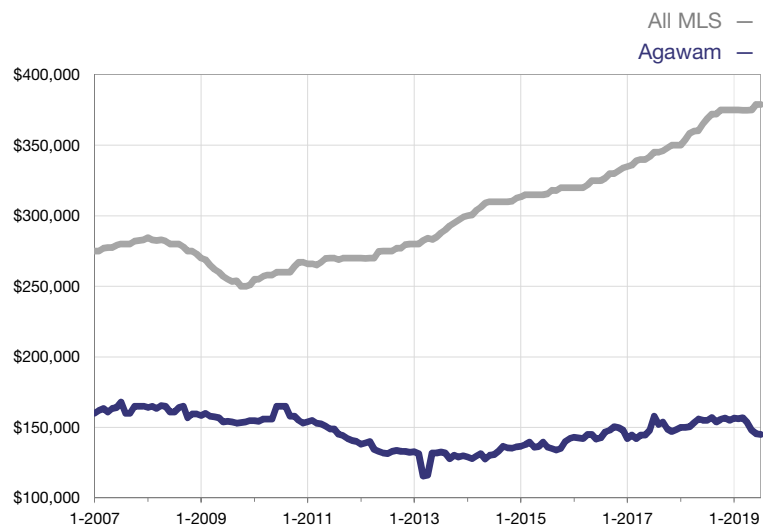
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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