

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 24 | 20 | - 16.7% | 232 | 198 | - 14.7% |
| Closed Sales | 27 | 15 | - 44.4% | 228 | 187 | - 18.0% |
| Median Sales Price* | \$287,500 | \$285,000 | - 0.9% | \$300,500 | \$325,000 | + 8.2% |
| Inventory of Homes for Sale | 22 | 24 | + 9.1% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.4 | + 27.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 44 | 41 | - 6.8% | 29 | 29 | 0.0% |
| Percent of Original List Price Received* | 100.9% | 99.3% | - 1.6% | 102.5% | 101.6% | - 0.9% |
| New Listings | 13 | 11 | - 15.4% | 241 | 233 | - 3.3% |

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

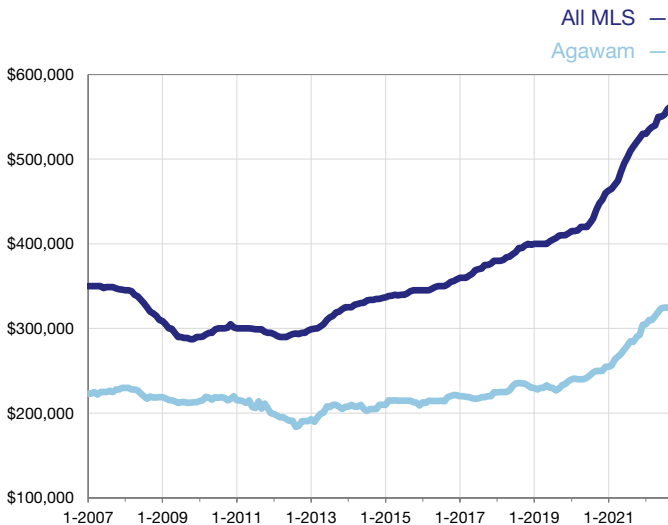
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 6 | 15 | + 150.0% | 94 | 99 | + 5.3% |
| Closed Sales | 8 | 6 | - 25.0% | 93 | 85 | - 8.6% |
| Median Sales Price* | \$175,750 | \$358,000 | + 103.7% | \$182,000 | \$229,900 | + 26.3% |
| Inventory of Homes for Sale | 6 | 7 | + 16.7% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.8 | + 14.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 43 | + 53.6% | 23 | 23 | 0.0% |
| Percent of Original List Price Received* | 98.5% | 97.5% | - 1.0% | 102.2% | 103.8% | + 1.6% |
| New Listings | 9 | 10 | + 11.1% | 101 | 111 | + 9.9% |

* 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

