

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	19	+ 11.8%	30	30	0.0%
Closed Sales	11	15	+ 36.4%	23	23	0.0%
Median Sales Price*	\$345,000	\$314,000	- 9.0%	\$319,600	\$320,000	+ 0.1%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	86	+ 132.4%	26	69	+ 165.4%
Percent of Original List Price Received*	103.0%	96.4%	- 6.4%	103.5%	97.3%	- 6.0%
New Listings	9	11	+ 22.2%	23	31	+ 34.8%

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

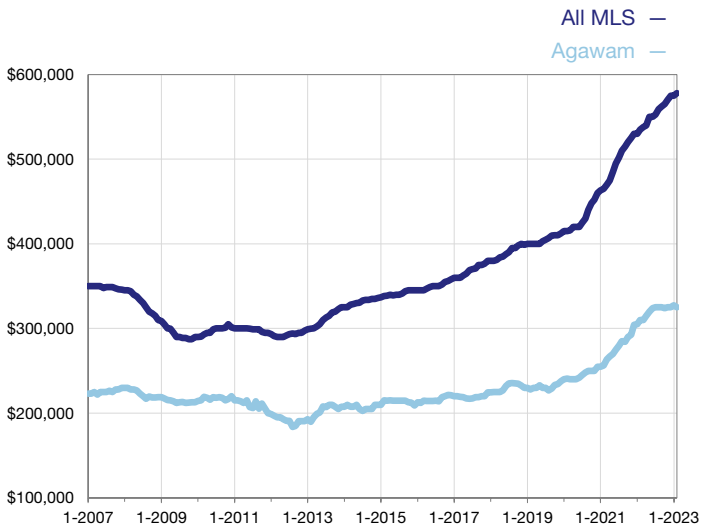
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	14	+ 75.0%	14	15	+ 7.1%
Closed Sales	6	3	- 50.0%	12	9	- 25.0%
Median Sales Price*	\$167,500	\$265,000	+ 58.2%	\$189,250	\$225,000	+ 18.9%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	19	12	- 36.8%	17	17	0.0%
Percent of Original List Price Received*	103.2%	98.6%	- 4.5%	103.7%	101.1%	- 2.5%
New Listings	15	6	- 60.0%	23	12	- 47.8%

* 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

