

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	20	- 4.8%	79	78	- 1.3%
Closed Sales	15	15	0.0%	67	70	+ 4.5%
Median Sales Price*	\$350,000	\$320,000	- 8.6%	\$319,900	\$328,500	+ 2.7%
Inventory of Homes for Sale	34	19	- 44.1%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	46	28	- 39.1%	30	51	+ 70.0%
Percent of Original List Price Received*	101.5%	102.1%	+ 0.6%	102.3%	99.8%	- 2.4%
New Listings	29	26	- 10.3%	95	93	- 2.1%

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

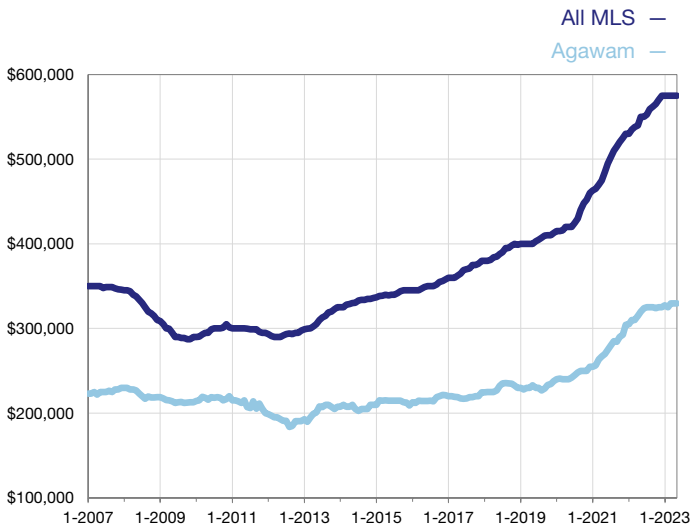
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	47	34	- 27.7%
Closed Sales	12	12	0.0%	43	33	- 23.3%
Median Sales Price*	\$221,000	\$232,500	+ 5.2%	\$210,000	\$235,000	+ 11.9%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	33	+ 120.0%	21	39	+ 85.7%
Percent of Original List Price Received*	107.2%	99.1%	- 7.6%	104.1%	100.3%	- 3.7%
New Listings	11	10	- 9.1%	57	35	- 38.6%

* 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

