

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	23	+ 27.8%	97	99	+ 2.1%
Closed Sales	27	17	- 37.0%	94	87	- 7.4%
Median Sales Price*	\$340,000	\$385,000	+ 13.2%	\$325,000	\$330,000	+ 1.5%
Inventory of Homes for Sale	30	22	- 26.7%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	29	33	+ 13.8%	29	47	+ 62.1%
Percent of Original List Price Received*	102.0%	102.2%	+ 0.2%	102.2%	100.3%	- 1.9%
New Listings	17	26	+ 52.9%	112	119	+ 6.3%

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

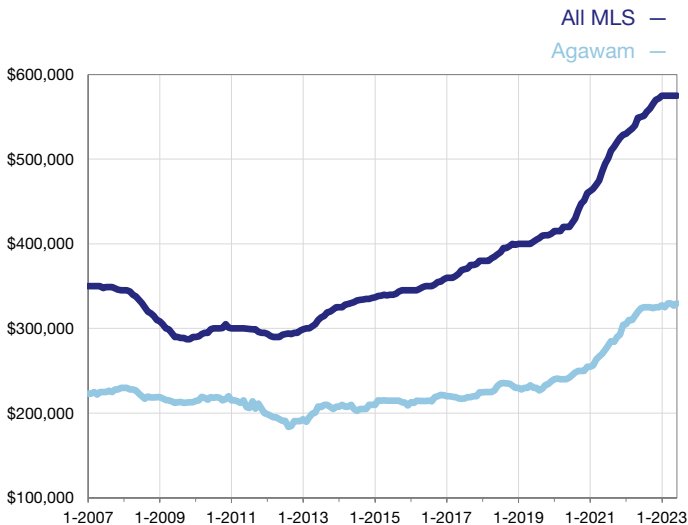
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	53	41	- 22.6%
Closed Sales	7	7	0.0%	50	40	- 20.0%
Median Sales Price*	\$260,000	\$255,000	- 1.9%	\$220,000	\$239,000	+ 8.6%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	19	55	+ 189.5%	21	42	+ 100.0%
Percent of Original List Price Received*	101.3%	100.8%	- 0.5%	103.7%	100.4%	- 3.2%
New Listings	15	7	- 53.3%	72	42	- 41.7%

* 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

