

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	23	+ 21.1%	116	120	+ 3.4%
Closed Sales	14	21	+ 50.0%	108	108	0.0%
Median Sales Price*	\$345,000	\$398,000	+ 15.4%	\$330,500	\$350,000	+ 5.9%
Inventory of Homes for Sale	42	20	- 52.4%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	28	41	+ 46.4%
Percent of Original List Price Received*	103.8%	105.9%	+ 2.0%	102.4%	101.4%	- 1.0%
New Listings	34	20	- 41.2%	146	139	- 4.8%

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

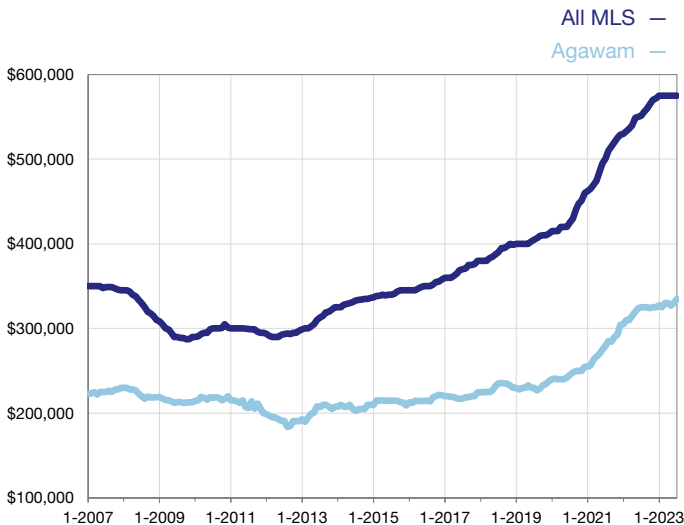
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	64	49	- 23.4%
Closed Sales	7	6	- 14.3%	57	48	- 15.8%
Median Sales Price*	\$226,100	\$275,000	+ 21.6%	\$225,000	\$240,000	+ 6.7%
Inventory of Homes for Sale	14	1	- 92.9%	--	--	--
Months Supply of Inventory	1.6	0.1	- 93.8%	--	--	--
Cumulative Days on Market Until Sale	23	35	+ 52.2%	21	40	+ 90.5%
Percent of Original List Price Received*	106.9%	101.4%	- 5.1%	104.1%	100.9%	- 3.1%
New Listings	6	5	- 16.7%	78	47	- 39.7%

* 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

