

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Agawam

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	17	- 34.6%	142	132	- 7.0%
Closed Sales	19	21	+ 10.5%	127	130	+ 2.4%
Median Sales Price*	\$325,000	<b>\$350,000</b>	+ 7.7%	\$330,000	<b>\$350,000</b>	+ 6.1%
Inventory of Homes for Sale	44	16	- 63.6%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	27	39	+ 44.4%
Percent of Original List Price Received*	99.6%	<b>101.9%</b>	+ 2.3%	102.0%	<b>101.3%</b>	- 0.7%
New Listings	29	9	- 69.0%	175	147	- 16.0%

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

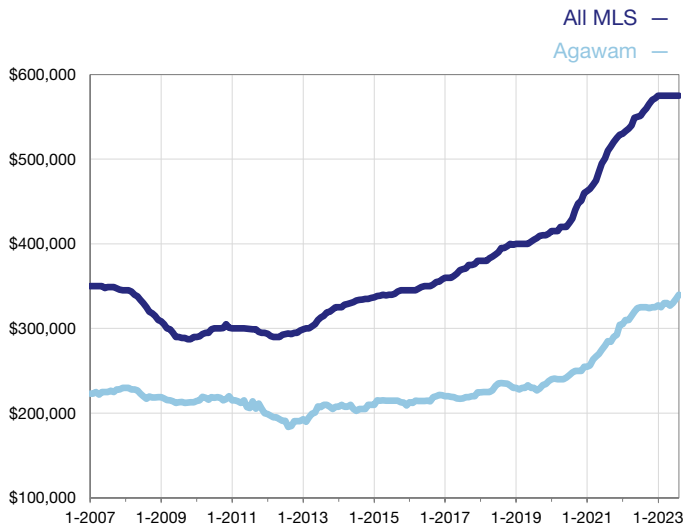
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	67	54	- 19.4%
Closed Sales	9	4	- 55.6%	66	52	- 21.2%
Median Sales Price*	\$265,000	<b>\$154,250</b>	- 41.8%	\$226,550	<b>\$232,500</b>	+ 2.6%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	2.2	0.4	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	21	38	+ 81.0%
Percent of Original List Price Received*	105.9%	<b>104.0%</b>	- 1.8%	104.4%	<b>101.1%</b>	- 3.2%
New Listings	7	8	+ 14.3%	85	55	- 35.3%

\* 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

