

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	17	- 15.0%	162	147	- 9.3%
Closed Sales	21	14	- 33.3%	148	144	- 2.7%
Median Sales Price*	\$290,000	\$374,450	+ 29.1%	\$325,000	\$350,000	+ 7.7%
Inventory of Homes for Sale	42	24	- 42.9%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	28	38	+ 35.7%
Percent of Original List Price Received*	99.7%	99.1%	- 0.6%	101.7%	101.1%	- 0.6%
New Listings	19	26	+ 36.8%	194	172	- 11.3%

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

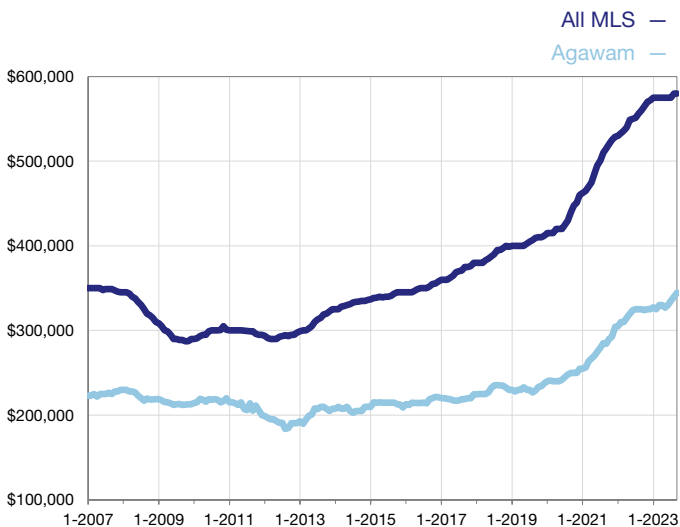
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	4	- 60.0%	77	57	- 26.0%
Closed Sales	4	7	+ 75.0%	70	59	- 15.7%
Median Sales Price*	\$229,950	\$250,000	+ 8.7%	\$228,450	\$237,000	+ 3.7%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	34	14	- 58.8%	22	35	+ 59.1%
Percent of Original List Price Received*	103.0%	105.2%	+ 2.1%	104.3%	101.6%	- 2.6%
New Listings	7	4	- 42.9%	92	59	- 35.9%

* 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

