

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Agawam

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	22	+ 37.5%	178	168	- 5.6%
Closed Sales	24	19	- 20.8%	172	163	- 5.2%
Median Sales Price*	\$332,500	\$335,000	+ 0.8%	\$325,000	\$350,000	+ 7.7%
Inventory of Homes for Sale	47	18	- 61.7%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	33	45	+ 36.4%	28	39	+ 39.3%
Percent of Original List Price Received*	102.7%	101.3%	- 1.4%	101.8%	101.1%	- 0.7%
New Listings	23	18	- 21.7%	217	190	- 12.4%

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

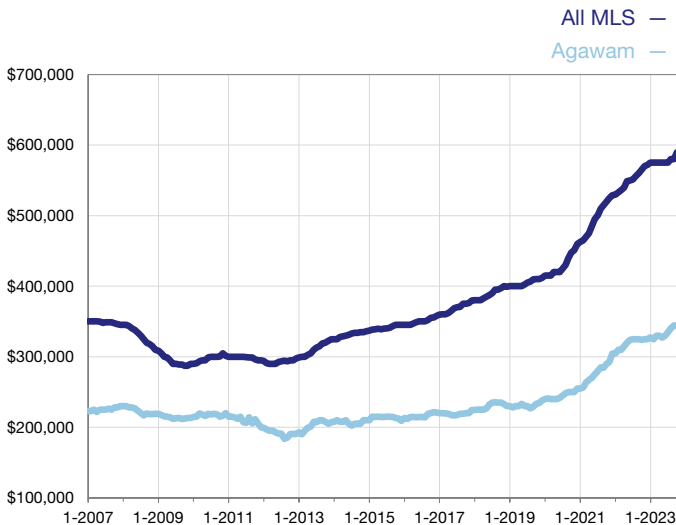
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	84	62	- 26.2%
Closed Sales	9	5	- 44.4%	79	64	- 19.0%
Median Sales Price*	\$209,900	\$215,000	+ 2.4%	\$226,000	\$235,000	+ 4.0%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	21	34	+ 61.9%
Percent of Original List Price Received*	104.4%	104.5%	+ 0.1%	104.3%	101.8%	- 2.4%
New Listings	9	4	- 55.6%	101	63	- 37.6%

\* 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

