

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Agawam

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	11	- 38.9%	196	177	- 9.7%
Closed Sales	15	22	+ 46.7%	187	185	- 1.1%
Median Sales Price*	\$285,000	<b>\$316,500</b>	+ 11.1%	\$325,000	<b>\$345,000</b>	+ 6.2%
Inventory of Homes for Sale	31	22	- 29.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	41	26	- 36.6%	29	37	+ 27.6%
Percent of Original List Price Received*	99.3%	<b>99.2%</b>	- 0.1%	101.6%	<b>100.9%</b>	- 0.7%
New Listings	11	13	+ 18.2%	228	202	- 11.4%

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

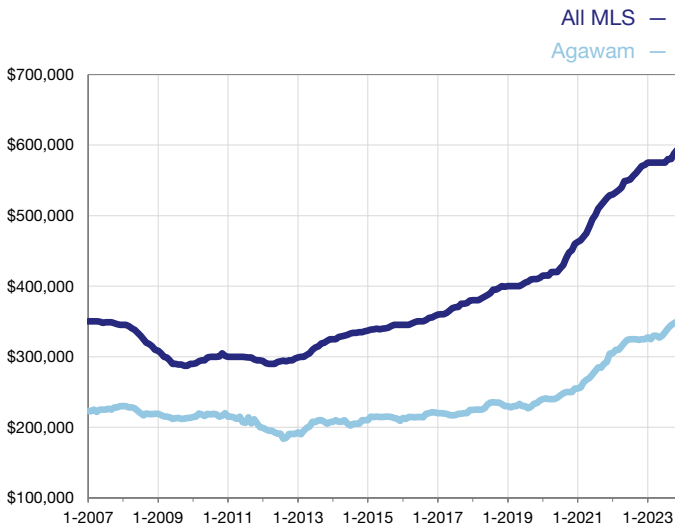
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	96	69	- 28.1%
Closed Sales	6	5	- 16.7%	85	69	- 18.8%
Median Sales Price*	\$358,000	<b>\$280,000</b>	- 21.8%	\$229,900	<b>\$237,000</b>	+ 3.1%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	43	23	- 46.5%	23	33	+ 43.5%
Percent of Original List Price Received*	97.5%	<b>102.0%</b>	+ 4.6%	103.8%	<b>101.8%</b>	- 1.9%
New Listings	10	8	- 20.0%	111	71	- 36.0%

\* 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

