

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Agawam

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	10	- 28.6%	210	186	- 11.4%
Closed Sales	23	4	- 82.6%	210	188	- 10.5%
Median Sales Price*	\$320,000	<b>\$392,500</b>	+ 22.7%	\$325,000	<b>\$345,000</b>	+ 6.2%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	38	20	- 47.4%	30	37	+ 23.3%
Percent of Original List Price Received*	97.8%	101.4%	+ 3.7%	101.2%	101.0%	- 0.2%
New Listings	10	9	- 10.0%	238	210	- 11.8%

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

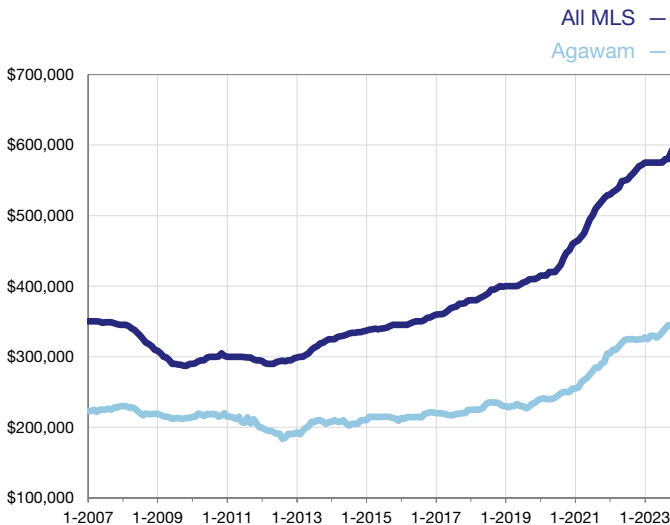
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	101	74	- 26.7%
Closed Sales	12	8	- 33.3%	97	77	- 20.6%
Median Sales Price*	\$260,000	<b>\$262,500</b>	+ 1.0%	\$230,000	<b>\$240,000</b>	+ 4.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	22	32	+ 45.5%
Percent of Original List Price Received*	99.6%	102.7%	+ 3.1%	103.3%	101.9%	- 1.4%
New Listings	2	3	+ 50.0%	113	74	- 34.5%

\* 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

