

# Local Market Update – February 2024

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## Agawam

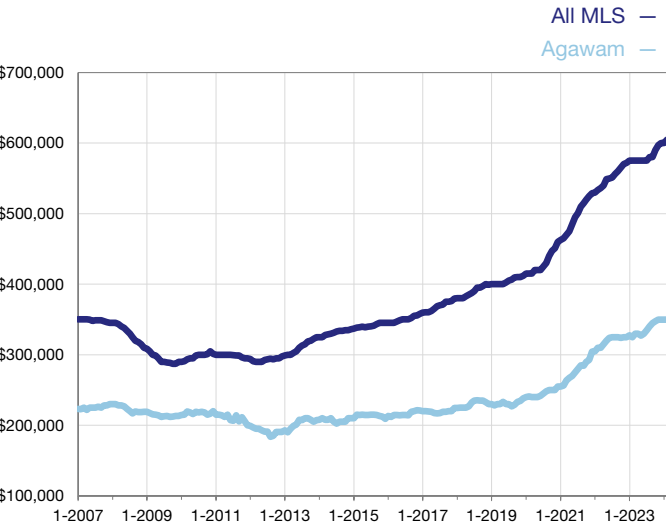
| Single-Family Properties                 |  |  |  | February  |           |         | Year to Date |           |         |
|--|--|--|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics                              |  |  |  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Pending Sales                            |  |  |  | 17        | 13        | - 23.5% | 28           | 28        | 0.0%    |
| Closed Sales                             |  |  |  | 15        | 12        | - 20.0% | 23           | 19        | - 17.4% |
| Median Sales Price*                      |  |  |  | \$314,000 | \$363,500 | + 15.8% | \$320,000    | \$350,000 | + 9.4%  |
| Inventory of Homes for Sale              |  |  |  | 19        | 12        | - 36.8% | --           | --        | --      |
| Months Supply of Inventory               |  |  |  | 1.1       | 0.8       | - 27.3% | --           | --        | --      |
| Cumulative Days on Market Until Sale     |  |  |  | 86        | 48        | - 44.2% | 69           | 44        | - 36.2% |
| Percent of Original List Price Received* |  |  |  | 96.4%     | 95.7%     | - 0.7%  | 97.3%        | 97.3%     | 0.0%    |
| New Listings                             |  |  |  | 11        | 10        | - 9.1%  | 31           | 20        | - 35.5% |

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

| Condominium Properties                   |  |  |  | February  |           |          | Year to Date |           |          |
|--|--|--|--|-----------|-----------|----------|--------------|-----------|----------|
| Key Metrics                              |  |  |  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -    |
| Pending Sales                            |  |  |  | 13        | 9         | - 30.8%  | 14           | 11        | - 21.4%  |
| Closed Sales                             |  |  |  | 3         | 4         | + 33.3%  | 9            | 8         | - 11.1%  |
| Median Sales Price*                      |  |  |  | \$265,000 | \$260,000 | - 1.9%   | \$225,000    | \$255,000 | + 13.3%  |
| Inventory of Homes for Sale              |  |  |  | 5         | 6         | + 20.0%  | --           | --        | --       |
| Months Supply of Inventory               |  |  |  | 0.6       | 1.0       | + 66.7%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     |  |  |  | 12        | 45        | + 275.0% | 17           | 52        | + 205.9% |
| Percent of Original List Price Received* |  |  |  | 98.6%     | 99.2%     | + 0.6%   | 101.1%       | 99.8%     | - 1.3%   |
| New Listings                             |  |  |  | 6         | 10        | + 66.7%  | 12           | 15        | + 25.0%  |

\* 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

