

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

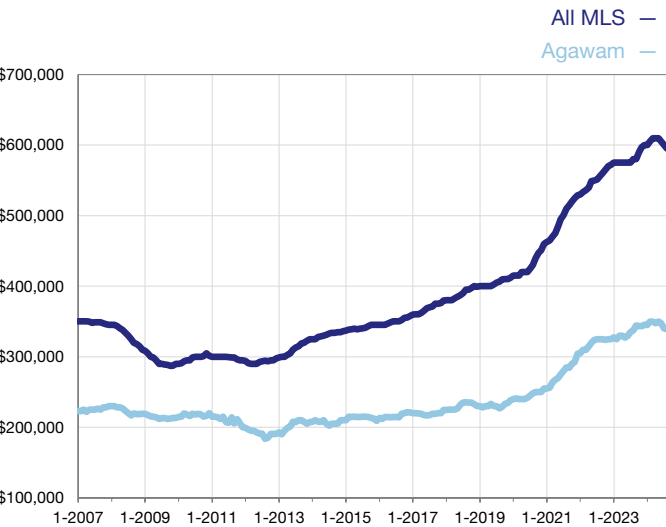
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	22	+ 46.7%	130	134	+ 3.1%
Closed Sales	22	26	+ 18.2%	131	119	- 9.2%
Median Sales Price*	\$347,500	\$382,500	+ 10.1%	\$350,000	\$345,000	- 1.4%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	39	33	- 15.4%
Percent of Original List Price Received*	101.7%	101.1%	- 0.6%	101.3%	100.7%	- 0.6%
New Listings	8	17	+ 112.5%	146	139	- 4.8%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	53	61	+ 15.1%
Closed Sales	4	6	+ 50.0%	52	57	+ 9.6%
Median Sales Price*	\$154,250	\$270,500	+ 75.4%	\$232,500	\$275,000	+ 18.3%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	38	25	- 34.2%
Percent of Original List Price Received*	104.0%	101.1%	- 2.8%	101.1%	102.2%	+ 1.1%
New Listings	8	10	+ 25.0%	55	70	+ 27.3%

* 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

