

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

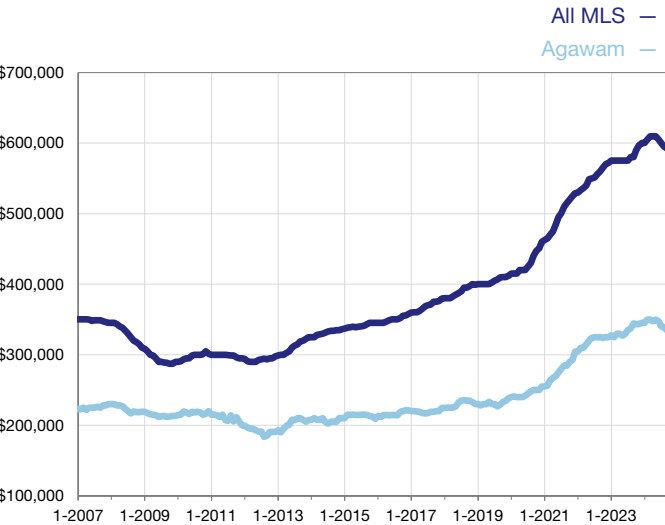
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	20	+ 25.0%	146	150	+ 2.7%
Closed Sales	14	17	+ 21.4%	145	137	- 5.5%
Median Sales Price*	\$374,450	\$330,000	- 11.9%	\$350,000	\$342,000	- 2.3%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	29	17	- 41.4%	38	31	- 18.4%
Percent of Original List Price Received*	99.1%	106.2%	+ 7.2%	101.1%	101.4%	+ 0.3%
New Listings	25	23	- 8.0%	171	161	- 5.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	11	+ 266.7%	56	70	+ 25.0%
Closed Sales	7	9	+ 28.6%	59	66	+ 11.9%
Median Sales Price*	\$250,000	\$265,000	+ 6.0%	\$237,000	\$270,000	+ 13.9%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	35	24	- 31.4%
Percent of Original List Price Received*	105.2%	102.6%	- 2.5%	101.6%	102.2%	+ 0.6%
New Listings	4	8	+ 100.0%	59	78	+ 32.2%

* 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

