

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	22	+ 10.0%	166	169	+ 1.8%
Closed Sales	19	21	+ 10.5%	164	158	- 3.7%
Median Sales Price*	\$335,000	\$325,000	- 3.0%	\$347,500	\$335,000	- 3.6%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	45	30	- 33.3%	39	31	- 20.5%
Percent of Original List Price Received*	101.3%	99.8%	- 1.5%	101.1%	101.1%	0.0%
New Listings	18	27	+ 50.0%	189	188	- 0.5%

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

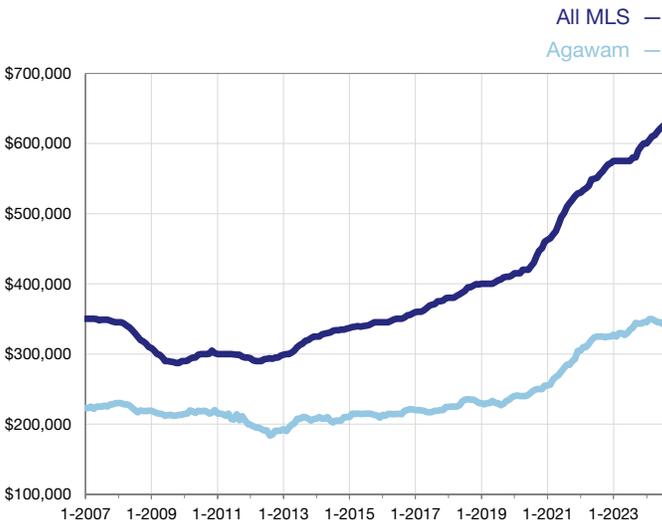
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	8	+ 60.0%	61	78	+ 27.9%
Closed Sales	5	9	+ 80.0%	64	76	+ 18.8%
Median Sales Price*	\$215,000	\$269,900	+ 25.5%	\$235,000	\$270,000	+ 14.9%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 45.0%	34	25	- 26.5%
Percent of Original List Price Received*	104.5%	99.8%	- 4.5%	101.8%	101.9%	+ 0.1%
New Listings	4	11	+ 175.0%	63	89	+ 41.3%

* 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

