

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

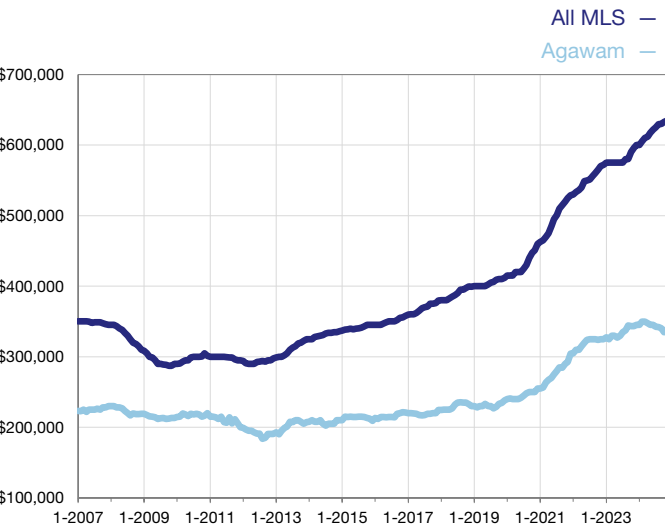
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	15	+ 50.0%	176	181	+ 2.8%
Closed Sales	21	16	- 23.8%	185	174	- 5.9%
Median Sales Price*	\$340,000	\$400,000	+ 17.6%	\$345,000	\$340,000	- 1.4%
Inventory of Homes for Sale	23	32	+ 39.1%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	38	30	- 21.1%
Percent of Original List Price Received*	100.1%	100.4%	+ 0.3%	101.0%	101.1%	+ 0.1%
New Listings	12	17	+ 41.7%	201	205	+ 2.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	68	82	+ 20.6%
Closed Sales	5	7	+ 40.0%	69	83	+ 20.3%
Median Sales Price*	\$280,000	\$205,000	- 26.8%	\$237,000	\$269,900	+ 13.9%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	33	25	- 24.2%
Percent of Original List Price Received*	102.0%	99.3%	- 2.6%	101.8%	101.6%	- 0.2%
New Listings	8	4	- 50.0%	71	93	+ 31.0%

* 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

