

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

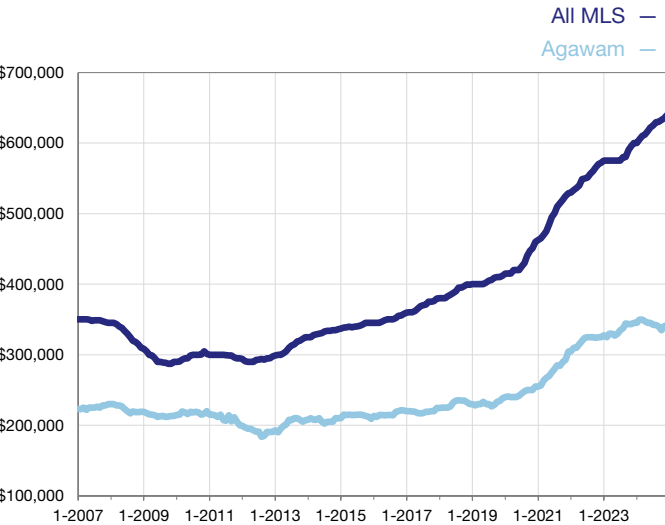
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	22	+ 214.3%	183	201	+ 9.8%
Closed Sales	4	17	+ 325.0%	189	191	+ 1.1%
Median Sales Price*	\$392,500	\$360,000	- 8.3%	\$345,000	\$342,000	- 0.9%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	20	39	+ 95.0%	37	31	- 16.2%
Percent of Original List Price Received*	101.4%	98.1%	- 3.3%	101.0%	100.8%	- 0.2%
New Listings	9	16	+ 77.8%	210	220	+ 4.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	74	88	+ 18.9%
Closed Sales	8	10	+ 25.0%	77	93	+ 20.8%
Median Sales Price*	\$262,500	\$260,000	- 1.0%	\$240,000	\$269,900	+ 12.5%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	32	25	- 21.9%
Percent of Original List Price Received*	102.7%	101.9%	- 0.8%	101.9%	101.7%	- 0.2%
New Listings	3	6	+ 100.0%	74	99	+ 33.8%

* 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

