

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

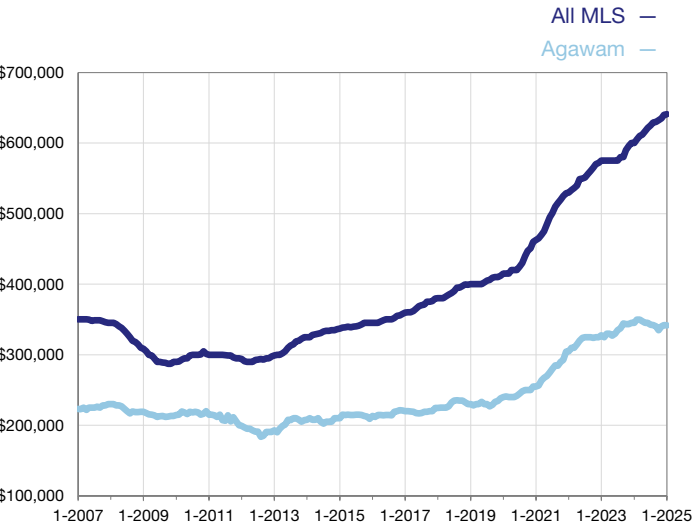
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	19	+ 26.7%	15	19	+ 26.7%
Closed Sales	7	18	+ 157.1%	7	18	+ 157.1%
Median Sales Price*	\$315,000	\$335,000	+ 6.3%	\$315,000	\$335,000	+ 6.3%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	33	- 15.4%	39	33	- 15.4%
Percent of Original List Price Received*	100.2%	101.6%	+ 1.4%	100.2%	101.6%	+ 1.4%
New Listings	10	18	+ 80.0%	10	18	+ 80.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$217,500	\$258,000	+ 18.6%	\$217,500	\$258,000	+ 18.6%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	60	37	- 38.3%	60	37	- 38.3%
Percent of Original List Price Received*	100.4%	100.7%	+ 0.3%	100.4%	100.7%	+ 0.3%
New Listings	5	8	+ 60.0%	5	8	+ 60.0%

* 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

