

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Agawam

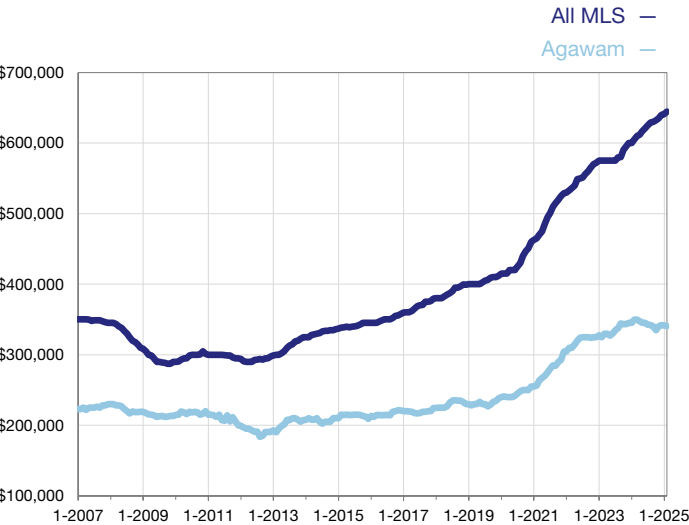
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				10	18	+ 80.0%	25	34	+ 36.0%
Closed Sales				12	10	- 16.7%	19	28	+ 47.4%
Median Sales Price*				\$363,500	\$347,000	- 4.5%	\$350,000	\$335,000	- 4.3%
Inventory of Homes for Sale				17	19	+ 11.8%	--	--	--
Months Supply of Inventory				1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale				48	46	- 4.2%	44	38	- 13.6%
Percent of Original List Price Received*				95.7%	101.2%	+ 5.7%	97.3%	101.5%	+ 4.3%
New Listings				10	17	+ 70.0%	20	34	+ 70.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				7	10	+ 42.9%	9	14	+ 55.6%
Closed Sales				4	2	- 50.0%	8	7	- 12.5%
Median Sales Price*				\$260,000	\$348,214	+ 33.9%	\$255,000	\$258,000	+ 1.2%
Inventory of Homes for Sale				8	5	- 37.5%	--	--	--
Months Supply of Inventory				1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale				45	28	- 37.8%	52	34	- 34.6%
Percent of Original List Price Received*				99.2%	99.8%	+ 0.6%	99.8%	100.4%	+ 0.6%
New Listings				10	6	- 40.0%	15	14	- 6.7%

\* 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

