

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	18	13	- 27.8%	197	214	+ 8.6%
Closed Sales	17	24	+ 41.2%	191	216	+ 13.1%
Median Sales Price*	\$360,000	\$408,000	+ 13.3%	\$342,000	\$375,000	+ 9.6%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	39	29	- 25.6%	33	33	0.0%
Percent of Original List Price Received*	98.1%	101.0%	+ 3.0%	100.8%	100.7%	- 0.1%
New Listings	16	6	- 62.5%	220	231	+ 5.0%

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

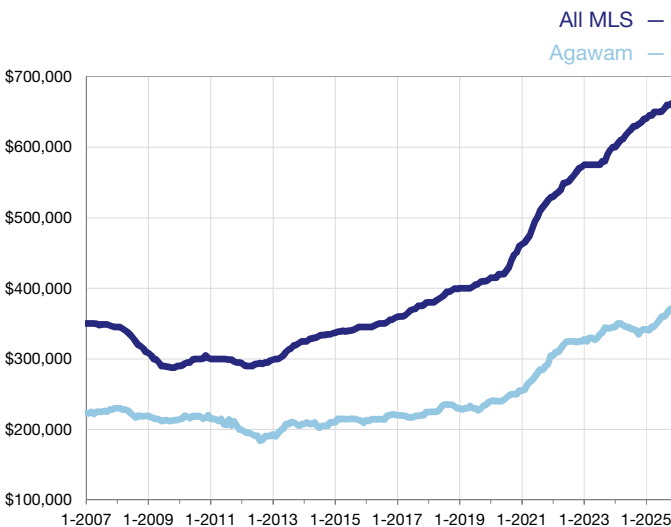
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	4	- 50.0%	88	70	- 20.5%
Closed Sales	10	8	- 20.0%	93	67	- 28.0%
Median Sales Price*	\$260,000	\$250,000	- 3.8%	\$269,900	\$260,000	- 3.7%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	25	26	+ 4.0%
Percent of Original List Price Received*	101.9%	100.1%	- 1.8%	101.7%	101.1%	- 0.6%
New Listings	6	9	+ 50.0%	99	86	- 13.1%

* 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

