

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 12 | 10 | - 16.7% | 28 | 23 | - 17.9% |
| Closed Sales | 10 | 12 | + 20.0% | 28 | 20 | - 28.6% |
| Median Sales Price* | \$347,000 | \$373,700 | + 7.7% | \$335,000 | \$355,000 | + 6.0% |
| Inventory of Homes for Sale | 29 | 18 | - 37.9% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.0 | - 41.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 46 | 53 | + 15.2% | 38 | 72 | + 89.5% |
| Percent of Original List Price Received* | 101.2% | 99.8% | - 1.4% | 101.5% | 96.6% | - 4.8% |
| New Listings | 17 | 10 | - 41.2% | 34 | 27 | - 20.6% |

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

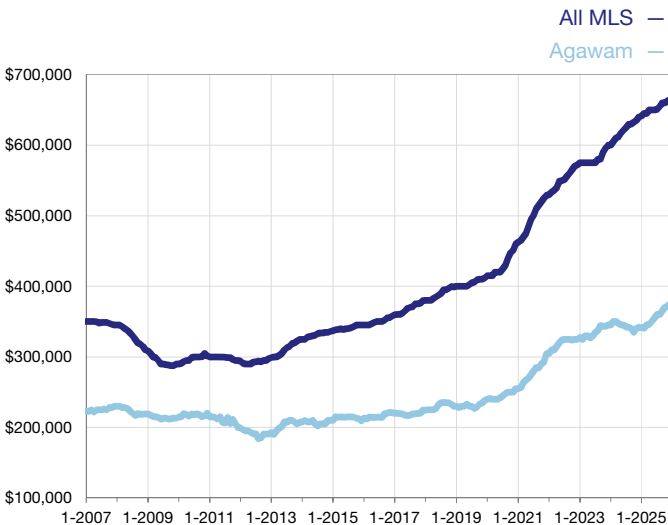
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 7 | 3 | - 57.1% | 11 | 11 | 0.0% |
| Closed Sales | 2 | 3 | + 50.0% | 7 | 12 | + 71.4% |
| Median Sales Price* | \$348,214 | \$240,000 | - 31.1% | \$258,000 | \$242,500 | - 6.0% |
| Inventory of Homes for Sale | 8 | 10 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.7 | + 54.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 38 | + 35.7% | 34 | 34 | 0.0% |
| Percent of Original List Price Received* | 99.8% | 98.5% | - 1.3% | 100.4% | 98.2% | - 2.2% |
| New Listings | 6 | 4 | - 33.3% | 14 | 8 | - 42.9% |

* 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

