

Agawam

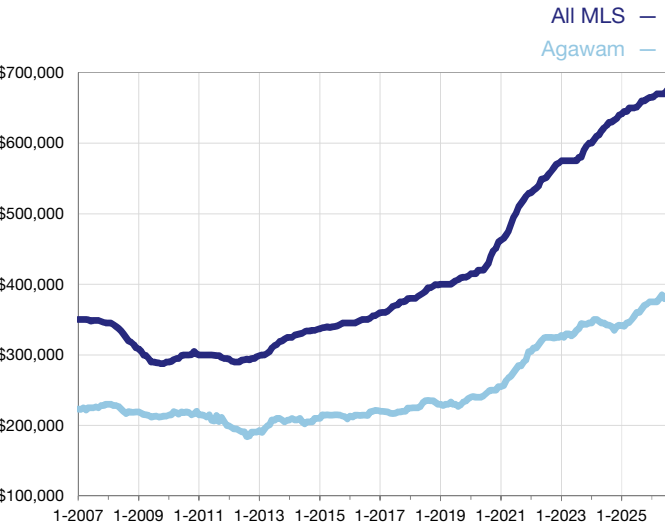
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	26	+ 52.9%	124	122	- 1.6%
Closed Sales	20	22	+ 10.0%	122	107	- 12.3%
Median Sales Price*	\$405,750	\$405,000	- 0.2%	\$370,000	\$385,000	+ 4.1%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	37	43	+ 16.2%
Percent of Original List Price Received*	102.2%	103.9%	+ 1.7%	101.1%	101.0%	- 0.1%
New Listings	19	20	+ 5.3%	136	133	- 2.2%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	38	55	+ 44.7%
Closed Sales	5	12	+ 140.0%	37	51	+ 37.8%
Median Sales Price*	\$250,000	\$273,750	+ 9.5%	\$250,000	\$265,000	+ 6.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	15	57	+ 280.0%	27	37	+ 37.0%
Percent of Original List Price Received*	105.6%	102.3%	- 3.1%	102.1%	101.2%	- 0.9%
New Listings	7	9	+ 28.6%	42	54	+ 28.6%

* 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

