

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

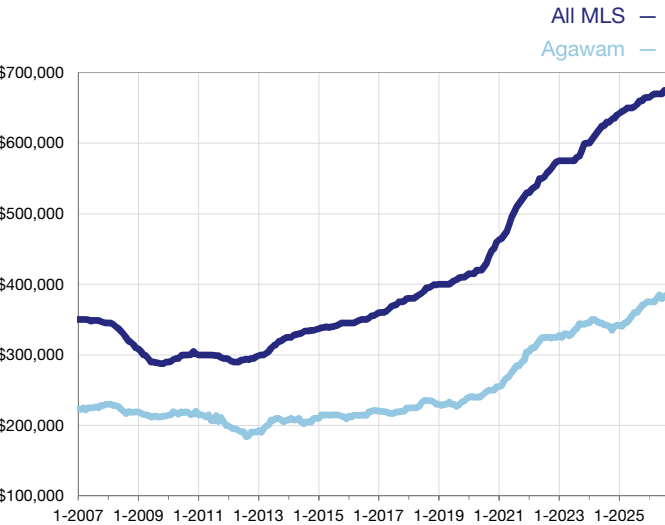
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	21	+ 31.3%	140	139	- 0.7%
Closed Sales	16	21	+ 31.3%	138	128	- 7.2%
Median Sales Price*	\$365,250	\$382,000	+ 4.6%	\$369,000	\$384,250	+ 4.1%
Inventory of Homes for Sale	34	23	- 32.4%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	35	40	+ 14.3%
Percent of Original List Price Received*	101.3%	102.6%	+ 1.3%	101.1%	101.2%	+ 0.1%
New Listings	28	22	- 21.4%	164	155	- 5.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	10	+ 233.3%	41	64	+ 56.1%
Closed Sales	4	6	+ 50.0%	41	58	+ 41.5%
Median Sales Price*	\$411,000	\$287,500	- 30.0%	\$258,000	\$277,500	+ 7.6%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	41	+ 36.7%	28	37	+ 32.1%
Percent of Original List Price Received*	98.4%	100.4%	+ 2.0%	101.7%	101.2%	- 0.5%
New Listings	7	15	+ 114.3%	49	69	+ 40.8%

* 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

