

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Agawam

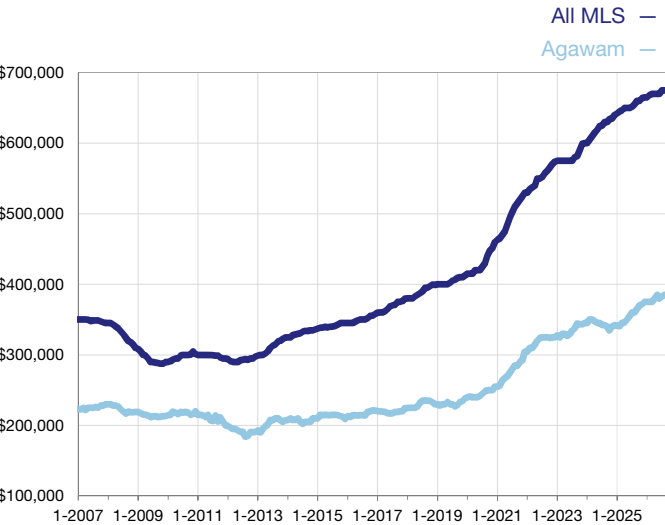
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	22	+ 22.2%	158	158	0.0%
Closed Sales	17	15	- 11.8%	155	144	- 7.1%
Median Sales Price*	\$385,000	\$415,000	+ 7.8%	\$370,000	\$385,000	+ 4.1%
Inventory of Homes for Sale	30	20	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	34	40	+ 17.6%
Percent of Original List Price Received*	100.2%	100.4%	+ 0.2%	101.0%	101.1%	+ 0.1%
New Listings	16	20	+ 25.0%	180	175	- 2.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	50	69	+ 38.0%
Closed Sales	5	7	+ 40.0%	46	65	+ 41.3%
Median Sales Price*	\$259,000	\$279,000	+ 7.7%	\$258,500	\$278,000	+ 7.5%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	25	72	+ 188.0%	27	41	+ 51.9%
Percent of Original List Price Received*	98.9%	100.8%	+ 1.9%	101.4%	101.1%	- 0.3%
New Listings	10	5	- 50.0%	59	75	+ 27.1%

* 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

