Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Agawam

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**18**	- 10.0%	178	**169**	- 5.1%
Closed Sales	20	**21**	+ 5.0%	175	**165**	- 5.7%
Median Sales Price*	$388,500	**$363,000**	- 6.6%	$372,000	**$385,000**	+ 3.5%
Inventory of Homes for Sale	33	**26**	- 21.2%	--	--	--
Months Supply of Inventory	1.9	**1.5**	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	42	**37**	- 11.9%	35	**39**	+ 11.4%
Percent of Original List Price Received*	98.5%	**98.4%**	- 0.1%	100.7%	**100.7%**	0.0%
New Listings	25	**19**	- 24.0%	205	**194**	- 5.4%

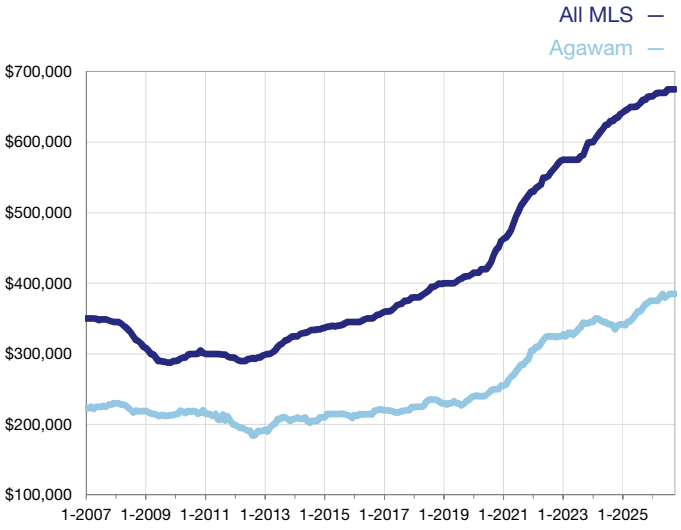
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

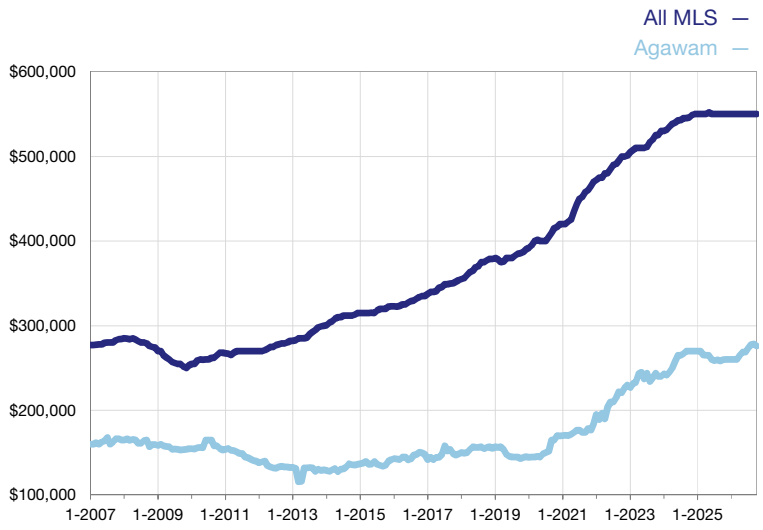
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**7**	0.0%	57	**74**	+ 29.8%
Closed Sales	10	**9**	- 10.0%	56	**74**	+ 32.1%
Median Sales Price*	$292,500	**$276,000**	- 5.6%	$260,000	**$277,500**	+ 6.7%
Inventory of Homes for Sale	15	**14**	- 6.7%	--	--	--
Months Supply of Inventory	2.6	**1.9**	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	23	**37**	+ 60.9%	27	**40**	+ 48.1%
Percent of Original List Price Received*	100.4%	**101.6%**	+ 1.2%	101.2%	**101.2%**	0.0%
New Listings	12	**5**	- 58.3%	71	**80**	+ 12.7%

* 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



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