

Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	32	36	+ 12.5%	340	313	- 7.9%
Closed Sales	36	33	- 8.3%	317	279	- 12.0%
Median Sales Price*	\$178,500	\$200,000	+ 12.0%	\$185,000	\$192,500	+ 4.1%
Inventory of Homes for Sale	97	59	- 39.2%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	44	48	+ 9.1%	60	53	- 11.7%
Percent of Original List Price Received*	94.9%	96.3%	+ 1.5%	96.7%	98.0%	+ 1.3%
New Listings	30	40	+ 33.3%	410	380	- 7.3%

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

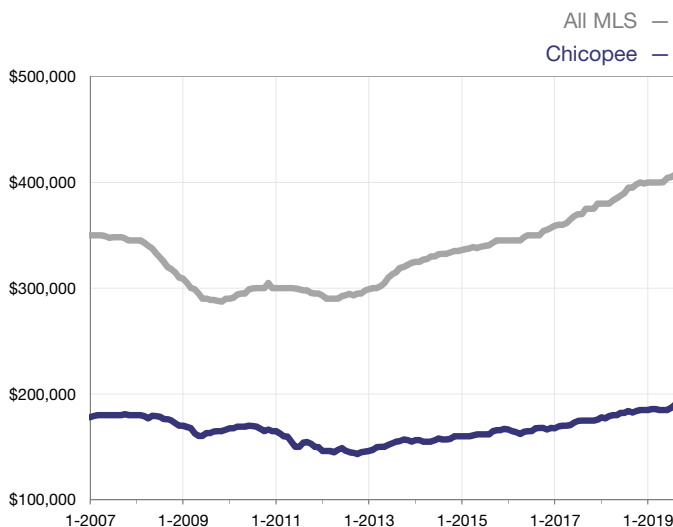
Condominium Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	9	+ 12.5%	88	94	+ 6.8%
Closed Sales	13	10	- 23.1%	87	91	+ 4.6%
Median Sales Price*	\$132,500	\$124,950	- 5.7%	\$125,000	\$128,000	+ 2.4%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	54	42	- 22.2%	50	41	- 18.0%
Percent of Original List Price Received*	96.7%	97.7%	+ 1.0%	97.1%	96.8%	- 0.3%
New Listings	8	12	+ 50.0%	100	94	- 6.0%

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

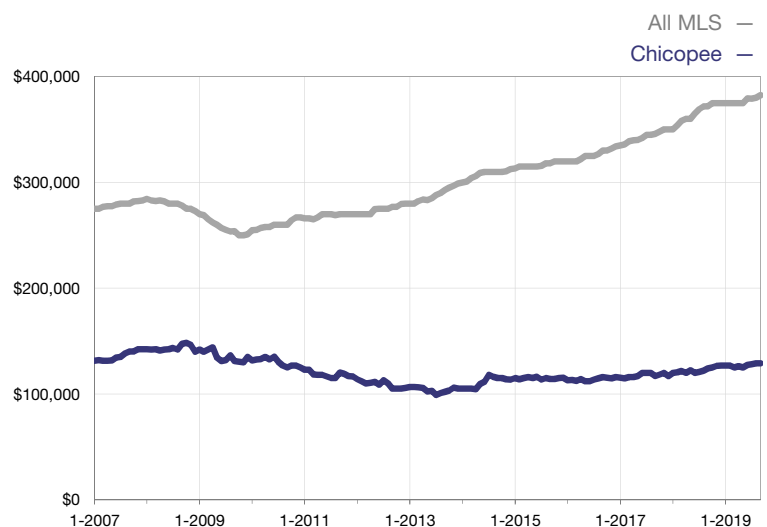
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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