

Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	21	+ 110.0%	178	183	+ 2.8%
Closed Sales	10	20	+ 100.0%	180	175	- 2.8%
Median Sales Price*	\$162,500	\$231,750	+ 42.6%	\$205,000	\$214,900	+ 4.8%
Inventory of Homes for Sale	55	33	- 40.0%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	88	34	- 61.4%	60	52	- 13.3%
Percent of Original List Price Received*	93.5%	96.9%	+ 3.6%	96.3%	96.9%	+ 0.6%
New Listings	18	18	0.0%	239	233	- 2.5%

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

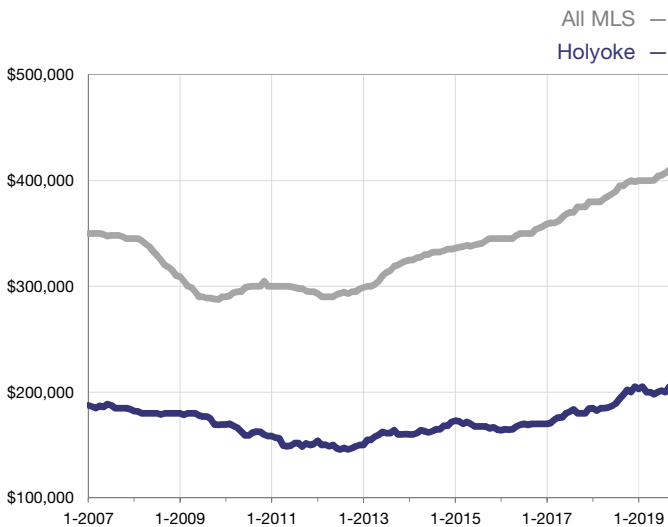
Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	5	+ 150.0%	23	21	- 8.7%
Closed Sales	3	2	- 33.3%	23	17	- 26.1%
Median Sales Price*	\$79,000	\$200,000	+ 153.2%	\$79,900	\$112,000	+ 40.2%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.3	4.4	+ 238.5%	--	--	--
Cumulative Days on Market Until Sale	97	124	+ 27.8%	96	65	- 32.3%
Percent of Original List Price Received*	92.0%	95.7%	+ 4.0%	95.1%	96.3%	+ 1.3%
New Listings	2	3	+ 50.0%	25	31	+ 24.0%

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

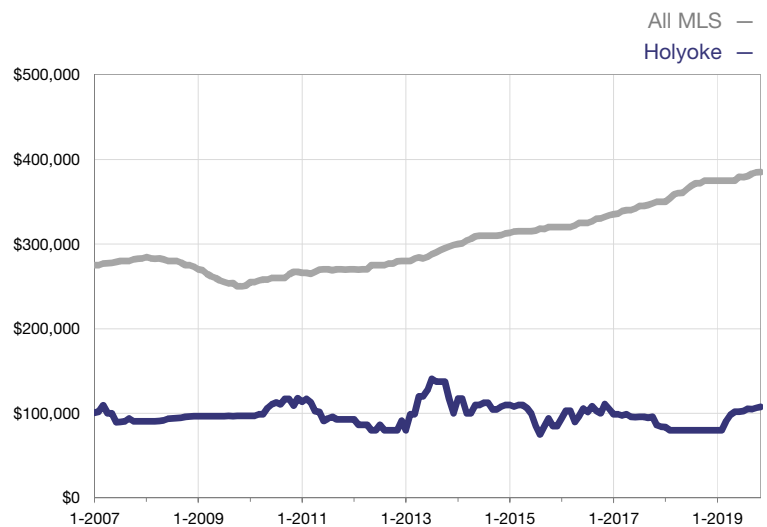
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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