

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	34	44	+ 29.4%	309	303	- 1.9%
Closed Sales	34	38	+ 11.8%	280	252	- 10.0%
Median Sales Price*	\$202,000	\$215,000	+ 6.4%	\$193,750	\$219,839	+ 13.5%
Inventory of Homes for Sale	67	34	- 49.3%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	47	30	- 36.2%	52	46	- 11.5%
Percent of Original List Price Received*	96.4%	100.6%	+ 4.4%	98.0%	99.6%	+ 1.6%
New Listings	41	42	+ 2.4%	381	330	- 13.4%

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

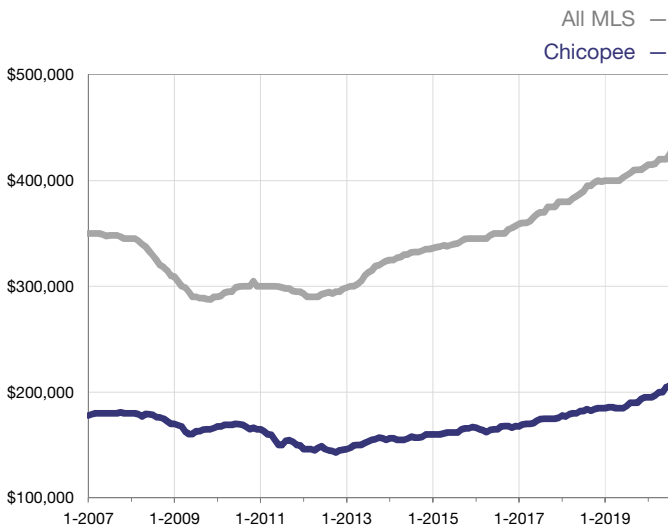
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	5	- 44.4%	94	76	- 19.1%
Closed Sales	10	13	+ 30.0%	91	73	- 19.8%
Median Sales Price*	\$124,950	\$151,000	+ 20.8%	\$128,000	\$135,000	+ 5.5%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	42	21	- 50.0%	41	30	- 26.8%
Percent of Original List Price Received*	97.7%	104.2%	+ 6.7%	96.8%	99.9%	+ 3.2%
New Listings	12	5	- 58.3%	94	76	- 19.1%

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

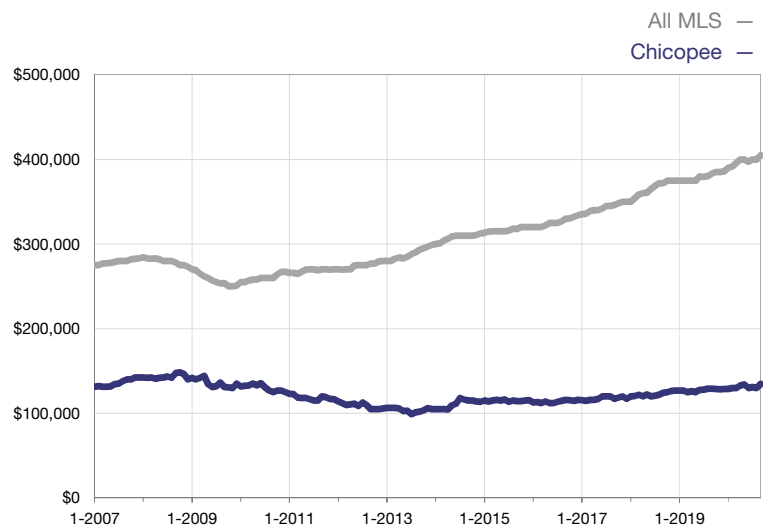
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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