

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	42	32	- 23.8%	213	171	- 19.7%
Closed Sales	35	30	- 14.3%	202	155	- 23.3%
Median Sales Price*	\$271,500	\$330,000	+ 21.5%	\$243,750	\$285,000	+ 16.9%
Inventory of Homes for Sale	37	25	- 32.4%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	33	28	- 15.2%
Percent of Original List Price Received*	106.1%	105.3%	- 0.8%	101.8%	103.1%	+ 1.3%
New Listings	54	38	- 29.6%	223	194	- 13.0%

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

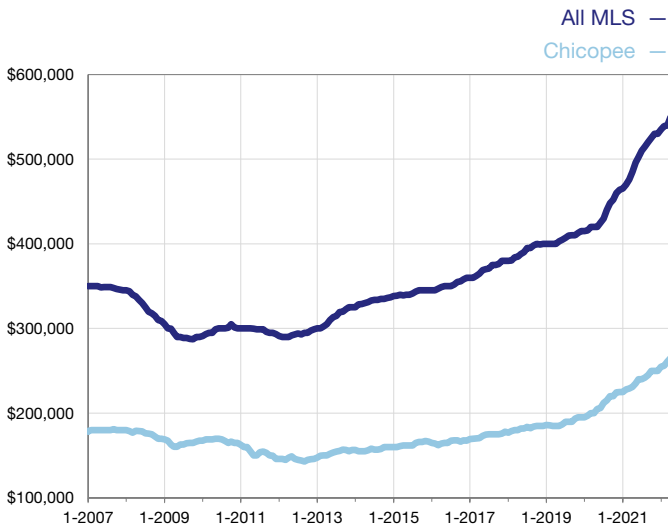
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	8	- 11.1%	38	76	+ 100.0%
Closed Sales	4	13	+ 225.0%	37	68	+ 83.8%
Median Sales Price*	\$176,250	\$195,000	+ 10.6%	\$169,900	\$184,000	+ 8.3%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	25	22	- 12.0%
Percent of Original List Price Received*	107.1%	101.5%	- 5.2%	101.9%	102.0%	+ 0.1%
New Listings	12	15	+ 25.0%	42	80	+ 90.5%

* 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

