

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	32	+ 77.8%	18	32	+ 77.8%
Closed Sales	20	18	- 10.0%	20	18	- 10.0%
Median Sales Price*	\$253,000	\$258,200	+ 2.1%	\$253,000	\$258,200	+ 2.1%
Inventory of Homes for Sale	38	19	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	31	41	+ 32.3%	31	41	+ 32.3%
Percent of Original List Price Received*	101.9%	99.5%	- 2.4%	101.9%	99.5%	- 2.4%
New Listings	30	26	- 13.3%	30	26	- 13.3%

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

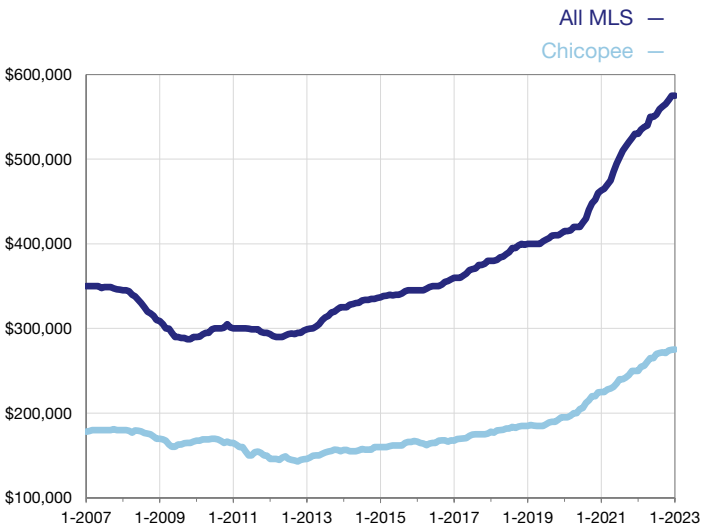
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	12	8	- 33.3%
Closed Sales	8	3	- 62.5%	8	3	- 62.5%
Median Sales Price*	\$192,250	\$170,000	- 11.6%	\$192,250	\$170,000	- 11.6%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	33	+ 94.1%	17	33	+ 94.1%
Percent of Original List Price Received*	100.6%	95.3%	- 5.3%	100.6%	95.3%	- 5.3%
New Listings	11	9	- 18.2%	11	9	- 18.2%

* 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

