

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	9	- 43.8%	16	9	- 43.8%
Closed Sales	18	11	- 38.9%	18	11	- 38.9%
Median Sales Price*	\$260,000	\$265,000	+ 1.9%	\$260,000	\$265,000	+ 1.9%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	34	56	+ 64.7%	34	56	+ 64.7%
Percent of Original List Price Received*	100.2%	96.9%	- 3.3%	100.2%	96.9%	- 3.3%
New Listings	20	15	- 25.0%	20	15	- 25.0%

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

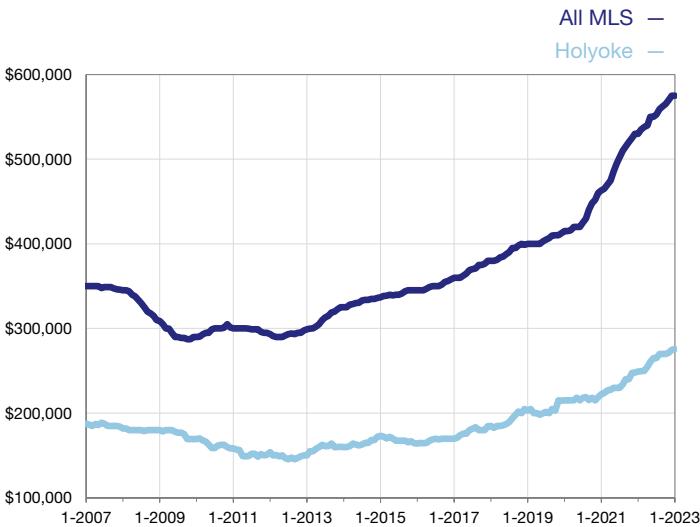
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	11	1	- 90.9%	11	1	- 90.9%
Median Sales Price*	\$159,900	\$164,900	+ 3.1%	\$159,900	\$164,900	+ 3.1%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	14	- 46.2%	26	14	- 46.2%
Percent of Original List Price Received*	100.4%	103.1%	+ 2.7%	100.4%	103.1%	+ 2.7%
New Listings	5	0	- 100.0%	5	0	- 100.0%

* 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

