

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	20	30	+ 50.0%	334	383	+ 14.7%
Closed Sales	20	26	+ 30.0%	313	367	+ 17.3%
Median Sales Price*	\$175,000	\$147,500	- 15.7%	\$167,000	\$166,500	- 0.3%
Inventory of Homes for Sale	144	97	- 32.6%	--	--	--
Months Supply of Inventory	5.1	2.9	- 43.1%	--	--	--
Cumulative Days on Market Until Sale	111	66	- 40.5%	108	86	- 20.4%
Percent of Original List Price Received*	96.4%	93.1%	- 3.4%	93.5%	95.0%	+ 1.6%
New Listings	43	33	- 23.3%	471	472	+ 0.2%

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

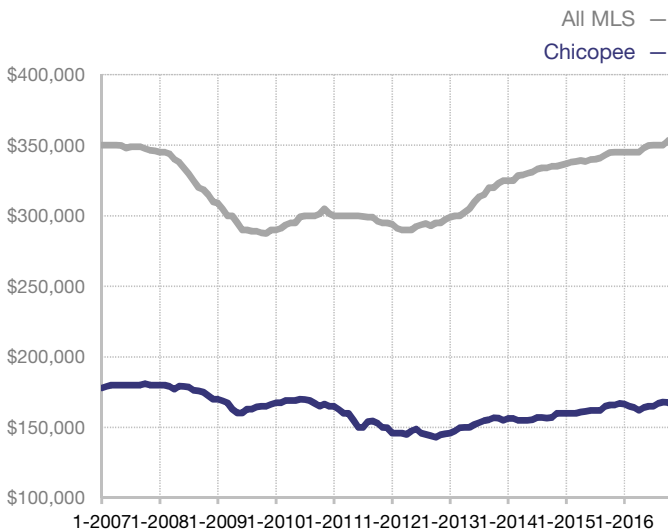
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	6	6	0.0%	111	104	- 6.3%
Closed Sales	6	5	- 16.7%	107	96	- 10.3%
Median Sales Price*	\$121,950	\$114,900	- 5.8%	\$118,000	\$114,925	- 2.6%
Inventory of Homes for Sale	50	29	- 42.0%	--	--	--
Months Supply of Inventory	5.2	3.2	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	211	62	- 70.6%	140	124	- 11.4%
Percent of Original List Price Received*	93.9%	96.3%	+ 2.6%	93.9%	95.1%	+ 1.3%
New Listings	10	5	- 50.0%	153	125	- 18.3%

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

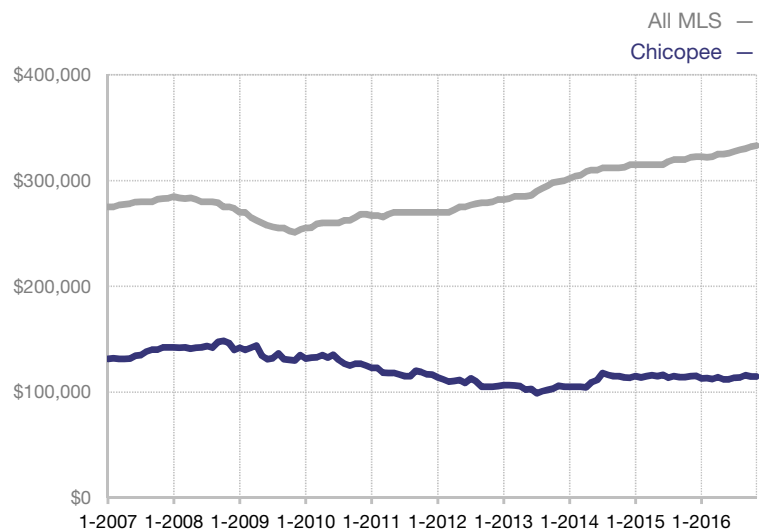
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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