

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	16	+ 33.3%	19	33	+ 73.7%
Closed Sales	5	11	+ 120.0%	15	26	+ 73.3%
Median Sales Price*	\$203,000	\$231,000	+ 13.8%	\$204,000	\$232,000	+ 13.7%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	84	45	- 46.4%	56	46	- 17.9%
Percent of Original List Price Received*	93.4%	97.5%	+ 4.4%	94.6%	98.3%	+ 3.9%
New Listings	15	16	+ 6.7%	23	30	+ 30.4%

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

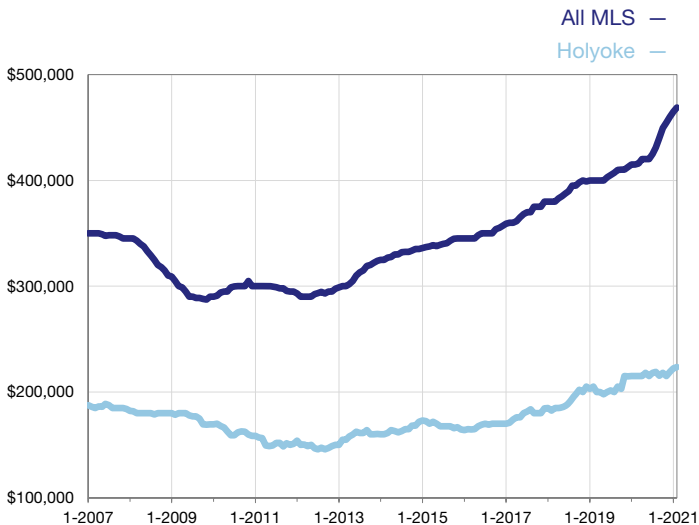
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	0	7	--
Closed Sales	0	4	--	2	10	+ 400.0%
Median Sales Price*	\$0	\$134,950	--	\$87,000	\$117,500	+ 35.1%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--
Cumulative Days on Market Until Sale	0	39	--	151	37	- 75.5%
Percent of Original List Price Received*	0.0%	98.6%	--	94.4%	98.7%	+ 4.6%
New Listings	1	3	+ 200.0%	1	9	+ 800.0%

* 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

