

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chicopee

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	29	34	+ 17.2%	91	141	+ 54.9%
Closed Sales	20	28	+ 40.0%	77	138	+ 79.2%
Median Sales Price*	\$212,500	<b>\$234,500</b>	+ 10.4%	\$199,900	<b>\$232,750</b>	+ 16.4%
Inventory of Homes for Sale	62	17	- 72.6%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	66	35	- 47.0%	67	40	- 40.3%
Percent of Original List Price Received*	100.1%	100.1%	0.0%	97.4%	100.3%	+ 3.0%
New Listings	37	36	- 2.7%	120	128	+ 6.7%

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

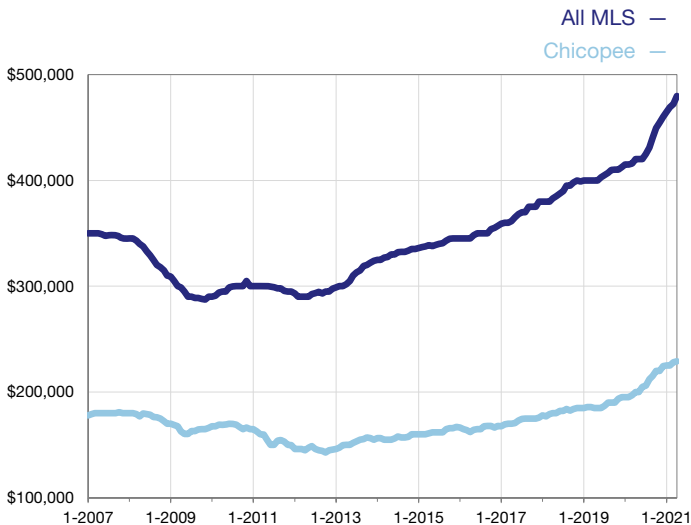
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	3	- 50.0%	27	25	- 7.4%
Closed Sales	10	9	- 10.0%	25	27	+ 8.0%
Median Sales Price*	\$132,500	<b>\$180,000</b>	+ 35.8%	\$135,000	<b>\$162,290</b>	+ 20.2%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	32	24	- 25.0%	38	25	- 34.2%
Percent of Original List Price Received*	99.4%	100.9%	+ 1.5%	98.4%	100.8%	+ 2.4%
New Listings	6	4	- 33.3%	35	24	- 31.4%

\* 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

