

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	47	38	- 19.1%	138	177	+ 28.3%
Closed Sales	23	29	+ 26.1%	100	167	+ 67.0%
Median Sales Price*	\$215,000	\$250,000	+ 16.3%	\$203,500	\$240,000	+ 17.9%
Inventory of Homes for Sale	53	20	- 62.3%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	32	19	- 40.6%	59	36	- 39.0%
Percent of Original List Price Received*	102.5%	103.7%	+ 1.2%	98.6%	100.9%	+ 2.3%
New Listings	39	41	+ 5.1%	159	169	+ 6.3%

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

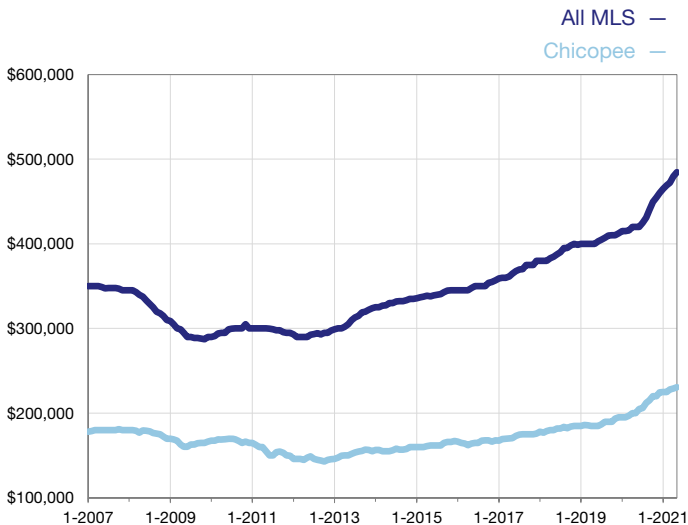
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	7	- 56.3%	43	31	- 27.9%
Closed Sales	2	6	+ 200.0%	27	33	+ 22.2%
Median Sales Price*	\$172,500	\$171,950	- 0.3%	\$135,000	\$165,000	+ 22.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	37	25	- 32.4%
Percent of Original List Price Received*	98.4%	103.2%	+ 4.9%	98.4%	101.2%	+ 2.8%
New Listings	9	6	- 33.3%	44	30	- 31.8%

* 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

