

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	32	23	- 28.1%	403	321	- 20.3%
Closed Sales	39	28	- 28.2%	399	314	- 21.3%
Median Sales Price*	\$268,000	\$277,500	+ 3.5%	\$250,000	\$278,500	+ 11.4%
Inventory of Homes for Sale	36	25	- 30.6%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	30	28	- 6.7%
Percent of Original List Price Received*	103.2%	101.1%	- 2.0%	102.7%	102.2%	- 0.5%
New Listings	21	15	- 28.6%	417	353	- 15.3%

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

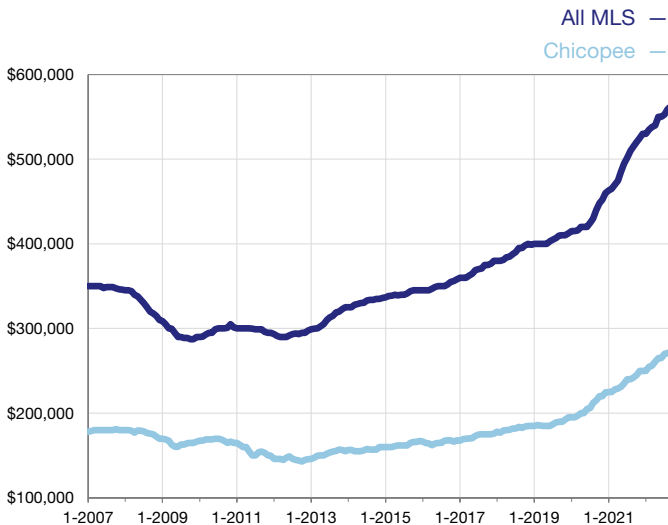
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	10	- 9.1%	92	123	+ 33.7%
Closed Sales	9	10	+ 11.1%	88	119	+ 35.2%
Median Sales Price*	\$170,000	\$186,000	+ 9.4%	\$174,700	\$185,000	+ 5.9%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	24	21	- 12.5%
Percent of Original List Price Received*	99.3%	100.5%	+ 1.2%	102.1%	102.5%	+ 0.4%
New Listings	11	5	- 54.5%	98	121	+ 23.5%

* 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

