

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	31	- 18.4%	83	76	- 8.4%
Closed Sales	21	28	+ 33.3%	64	61	- 4.7%
Median Sales Price*	\$271,000	\$285,000	+ 5.2%	\$263,500	\$273,000	+ 3.6%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	33	- 10.8%	33	39	+ 18.2%
Percent of Original List Price Received*	102.3%	100.5%	- 1.8%	102.1%	98.5%	- 3.5%
New Listings	30	30	0.0%	92	73	- 20.7%

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

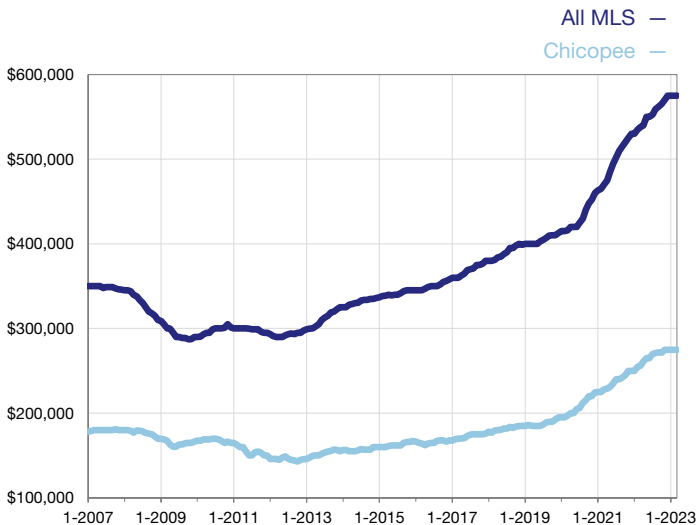
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	4	- 69.2%	38	17	- 55.3%
Closed Sales	11	6	- 45.5%	29	15	- 48.3%
Median Sales Price*	\$183,000	\$207,000	+ 13.1%	\$185,000	\$190,000	+ 2.7%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	25	29	+ 16.0%
Percent of Original List Price Received*	102.6%	100.6%	- 1.9%	100.6%	98.3%	- 2.3%
New Listings	19	6	- 68.4%	41	19	- 53.7%

* 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

