

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	63	41	- 34.9%
Closed Sales	18	4	- 77.8%	64	39	- 39.1%
Median Sales Price*	\$278,250	\$308,000	+ 10.7%	\$268,500	\$265,000	- 1.3%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	45	35	- 22.2%	34	43	+ 26.5%
Percent of Original List Price Received*	102.9%	97.1%	- 5.6%	101.2%	98.2%	- 3.0%
New Listings	11	10	- 9.1%	64	45	- 29.7%

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

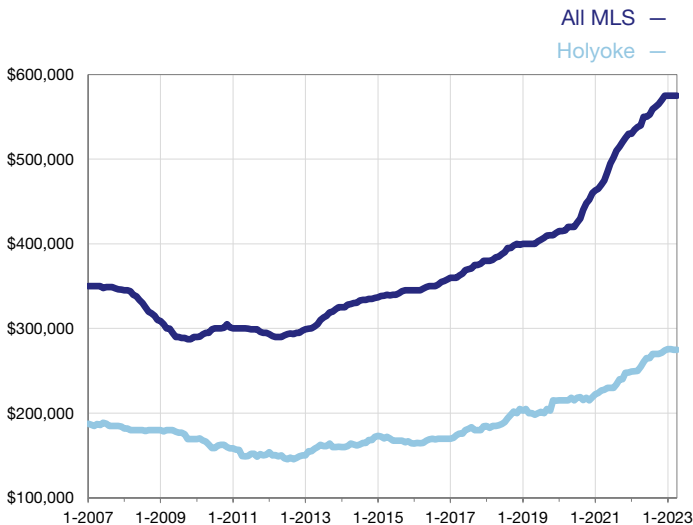
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	17	4	- 76.5%
Closed Sales	5	2	- 60.0%	30	5	- 83.3%
Median Sales Price*	\$131,500	\$147,000	+ 11.8%	\$147,450	\$164,900	+ 11.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.1	1.0	+ 900.0%	--	--	--
Cumulative Days on Market Until Sale	15	11	- 26.7%	27	22	- 18.5%
Percent of Original List Price Received*	103.2%	101.6%	- 1.6%	99.7%	98.6%	- 1.1%
New Listings	4	2	- 50.0%	11	5	- 54.5%

* 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

