

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chicopee

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	36	+ 20.0%	135	133	- 1.5%
Closed Sales	35	30	- 14.3%	125	120	- 4.0%
Median Sales Price*	\$292,000	\$277,500	- 5.0%	\$272,000	\$275,000	+ 1.1%
Inventory of Homes for Sale	32	15	- 53.1%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	24	32	+ 33.3%	29	39	+ 34.5%
Percent of Original List Price Received*	103.5%	103.0%	- 0.5%	102.5%	100.5%	- 2.0%
New Listings	36	28	- 22.2%	153	128	- 16.3%

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

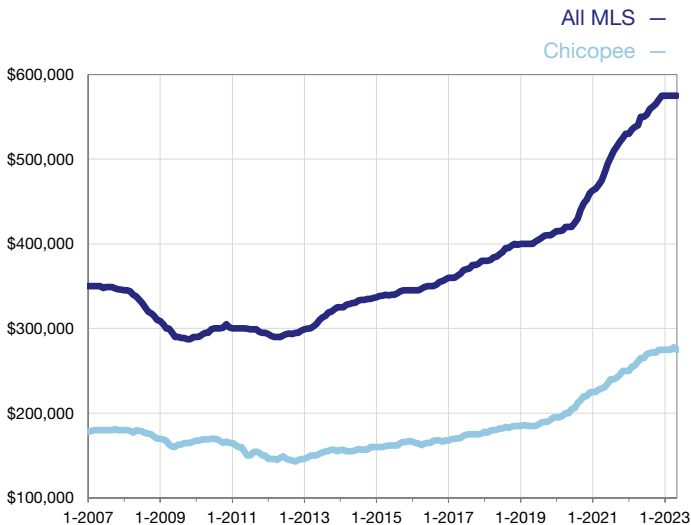
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	8	- 52.9%	66	30	- 54.5%
Closed Sales	11	5	- 54.5%	55	22	- 60.0%
Median Sales Price*	\$179,000	\$141,900	- 20.7%	\$183,000	\$188,500	+ 3.0%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	23	25	+ 8.7%
Percent of Original List Price Received*	102.6%	102.1%	- 0.5%	102.0%	99.2%	- 2.7%
New Listings	12	9	- 25.0%	64	30	- 53.1%

\* 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

