

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	15	+ 7.1%	77	54	- 29.9%
Closed Sales	18	9	- 50.0%	82	50	- 39.0%
Median Sales Price*	\$271,000	\$285,000	+ 5.2%	\$268,500	\$272,500	+ 1.5%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	38	50	+ 31.6%	35	46	+ 31.4%
Percent of Original List Price Received*	101.6%	98.6%	- 3.0%	101.3%	98.2%	- 3.1%
New Listings	26	19	- 26.9%	88	62	- 29.5%

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

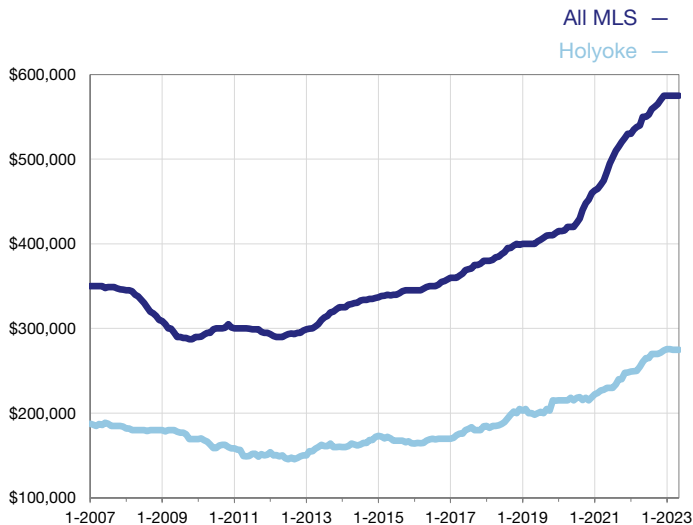
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	19	8	- 57.9%
Closed Sales	6	2	- 66.7%	36	7	- 80.6%
Median Sales Price*	\$134,950	\$140,500	+ 4.1%	\$142,450	\$150,000	+ 5.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.1	1.4	+ 1,300.0%	--	--	--
Cumulative Days on Market Until Sale	29	19	- 34.5%	27	21	- 22.2%
Percent of Original List Price Received*	99.9%	106.1%	+ 6.2%	99.7%	100.7%	+ 1.0%
New Listings	2	5	+ 150.0%	13	10	- 23.1%

* 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

