

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	28	+ 3.7%	162	157	- 3.1%
Closed Sales	30	24	- 20.0%	155	145	- 6.5%
Median Sales Price*	\$330,000	\$305,000	- 7.6%	\$285,000	\$283,000	- 0.7%
Inventory of Homes for Sale	41	19	- 53.7%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	28	36	+ 28.6%
Percent of Original List Price Received*	105.3%	103.6%	- 1.6%	103.0%	101.0%	- 1.9%
New Listings	38	28	- 26.3%	191	156	- 18.3%

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

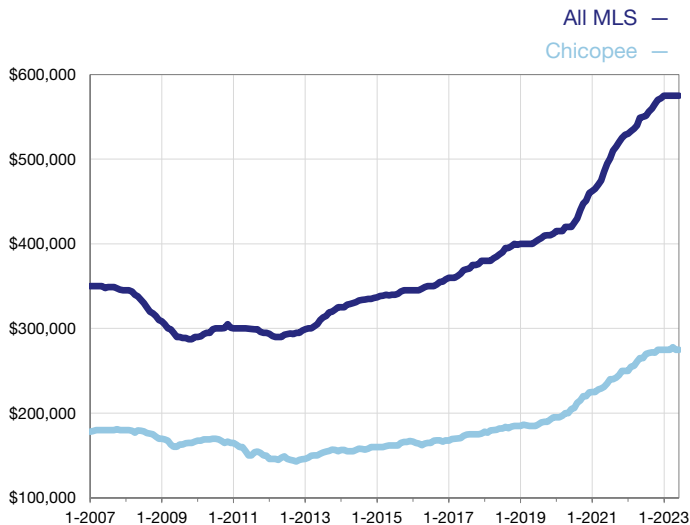
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	74	40	- 45.9%
Closed Sales	13	8	- 38.5%	68	30	- 55.9%
Median Sales Price*	\$195,000	\$225,500	+ 15.6%	\$184,000	\$207,750	+ 12.9%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	22	25	+ 13.6%
Percent of Original List Price Received*	101.7%	100.4%	- 1.3%	102.0%	99.5%	- 2.5%
New Listings	15	10	- 33.3%	79	40	- 49.4%

* 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

