

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	14	- 12.5%	93	65	- 30.1%
Closed Sales	14	13	- 7.1%	96	63	- 34.4%
Median Sales Price*	\$272,250	\$278,750	+ 2.4%	\$268,500	\$278,750	+ 3.8%
Inventory of Homes for Sale	32	18	- 43.8%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	34	43	+ 26.5%
Percent of Original List Price Received*	109.9%	100.3%	- 8.7%	102.5%	98.6%	- 3.8%
New Listings	21	15	- 28.6%	109	77	- 29.4%

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

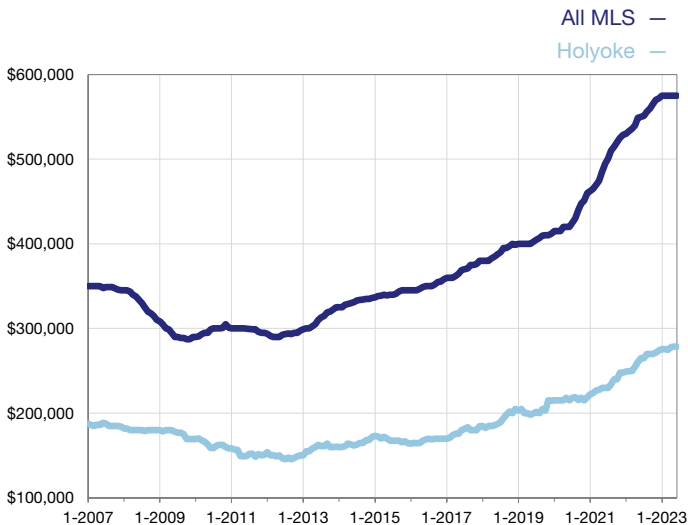
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	5	--	19	11	- 42.1%
Closed Sales	3	2	- 33.3%	39	9	- 76.9%
Median Sales Price*	\$125,000	\$135,000	+ 8.0%	\$135,000	\$145,000	+ 7.4%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	11	55	+ 400.0%	26	28	+ 7.7%
Percent of Original List Price Received*	98.7%	97.8%	- 0.9%	99.7%	100.1%	+ 0.4%
New Listings	5	0	- 100.0%	18	10	- 44.4%

* 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

