

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	36	+ 24.1%	191	187	- 2.1%
Closed Sales	29	22	- 24.1%	184	167	- 9.2%
Median Sales Price*	\$280,000	\$291,000	+ 3.9%	\$284,000	\$285,000	+ 0.4%
Inventory of Homes for Sale	46	20	- 56.5%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	26	34	+ 30.8%
Percent of Original List Price Received*	102.5%	104.6%	+ 2.0%	102.9%	101.5%	- 1.4%
New Listings	35	33	- 5.7%	226	189	- 16.4%

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

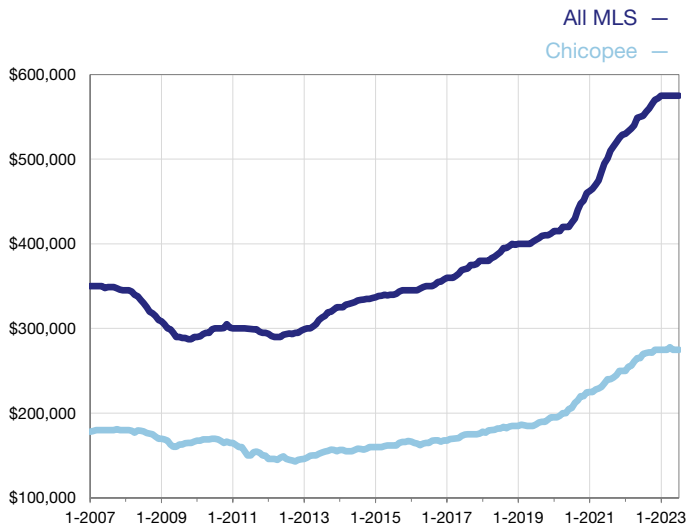
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	87	47	- 46.0%
Closed Sales	8	8	0.0%	76	38	- 50.0%
Median Sales Price*	\$192,500	\$213,500	+ 10.9%	\$185,000	\$208,950	+ 12.9%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	17	11	- 35.3%	22	22	0.0%
Percent of Original List Price Received*	105.1%	103.4%	- 1.6%	102.3%	100.3%	- 2.0%
New Listings	9	7	- 22.2%	88	47	- 46.6%

* 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

