

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holyoke

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	16	- 38.5%	119	80	- 32.8%
Closed Sales	17	14	- 17.6%	113	78	- 31.0%
Median Sales Price*	\$273,000	<b>\$328,759</b>	+ 20.4%	\$270,000	<b>\$287,500</b>	+ 6.5%
Inventory of Homes for Sale	31	11	- 64.5%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	25	42	+ 68.0%	33	42	+ 27.3%
Percent of Original List Price Received*	103.4%	100.5%	- 2.8%	102.7%	99.1%	- 3.5%
New Listings	28	10	- 64.3%	137	87	- 36.5%

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

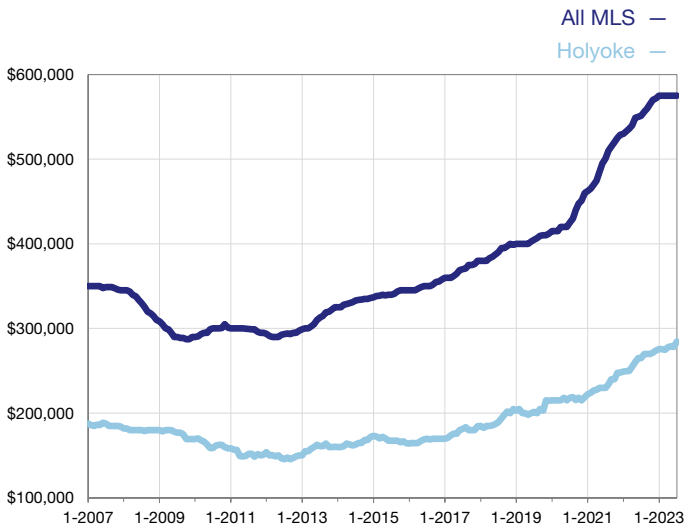
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	23	11	- 52.2%
Closed Sales	0	3	--	39	12	- 69.2%
Median Sales Price*	\$0	<b>\$140,000</b>	--	\$135,000	<b>\$142,500</b>	+ 5.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	28	--	26	28	+ 7.7%
Percent of Original List Price Received*	0.0%	100.0%	--	99.7%	100.0%	+ 0.3%
New Listings	1	1	0.0%	19	11	- 42.1%

\* 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

