

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chicopee

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	43	34	- 20.9%	234	216	- 7.7%
Closed Sales	33	32	- 3.0%	217	199	- 8.3%
Median Sales Price*	\$265,000	<b>\$286,000</b>	+ 7.9%	\$280,000	<b>\$285,000</b>	+ 1.8%
Inventory of Homes for Sale	44	21	- 52.3%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	26	33	+ 26.9%
Percent of Original List Price Received*	103.8%	<b>102.4%</b>	- 1.3%	103.1%	<b>101.6%</b>	- 1.5%
New Listings	42	32	- 23.8%	268	221	- 17.5%

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

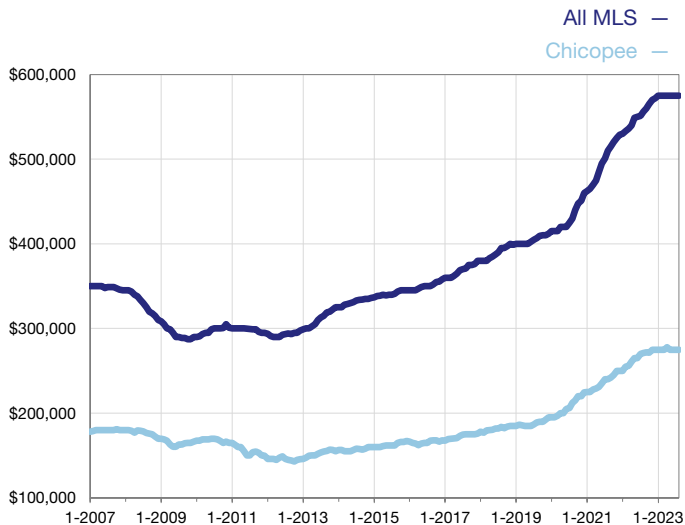
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	99	55	- 44.4%
Closed Sales	18	9	- 50.0%	94	48	- 48.9%
Median Sales Price*	\$200,000	<b>\$210,000</b>	+ 5.0%	\$185,000	<b>\$208,950</b>	+ 12.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	22	+ 37.5%	21	22	+ 4.8%
Percent of Original List Price Received*	103.6%	<b>103.7%</b>	+ 0.1%	102.5%	<b>101.1%</b>	- 1.4%
New Listings	9	8	- 11.1%	97	55	- 43.3%

\* 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

