

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	15	- 11.8%	136	91	- 33.1%
Closed Sales	23	10	- 56.5%	136	88	- 35.3%
Median Sales Price*	\$280,000	\$308,250	+ 10.1%	\$272,000	\$290,000	+ 6.6%
Inventory of Homes for Sale	37	12	- 67.6%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	33	40	+ 21.2%
Percent of Original List Price Received*	103.2%	105.5%	+ 2.2%	102.7%	99.9%	- 2.7%
New Listings	25	15	- 40.0%	162	102	- 37.0%

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

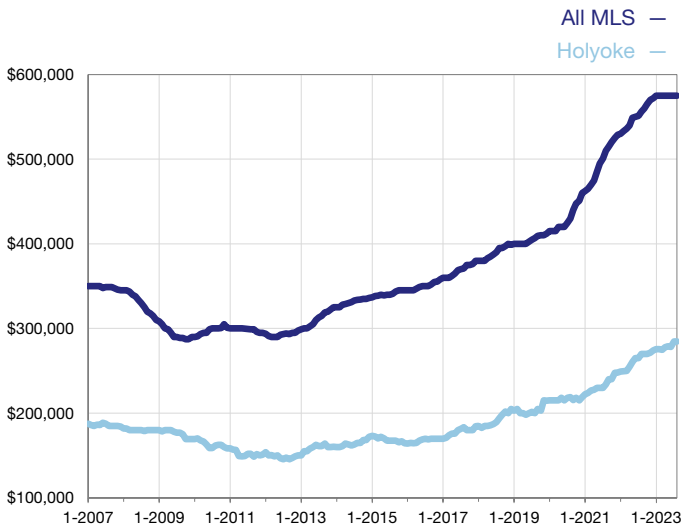
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	25	13	- 48.0%
Closed Sales	5	0	- 100.0%	44	12	- 72.7%
Median Sales Price*	\$159,900	\$0	- 100.0%	\$141,450	\$142,500	+ 0.7%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	25	28	+ 12.0%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	99.5%	100.0%	+ 0.5%
New Listings	3	2	- 33.3%	22	13	- 40.9%

* 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

