

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	25	- 21.9%	266	233	- 12.4%
Closed Sales	38	25	- 34.2%	255	224	- 12.2%
Median Sales Price*	\$269,500	\$281,000	+ 4.3%	\$280,000	\$285,000	+ 1.8%
Inventory of Homes for Sale	51	27	- 47.1%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	36	21	- 41.7%	27	31	+ 14.8%
Percent of Original List Price Received*	99.8%	104.9%	+ 5.1%	102.6%	102.0%	- 0.6%
New Listings	39	27	- 30.8%	307	247	- 19.5%

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

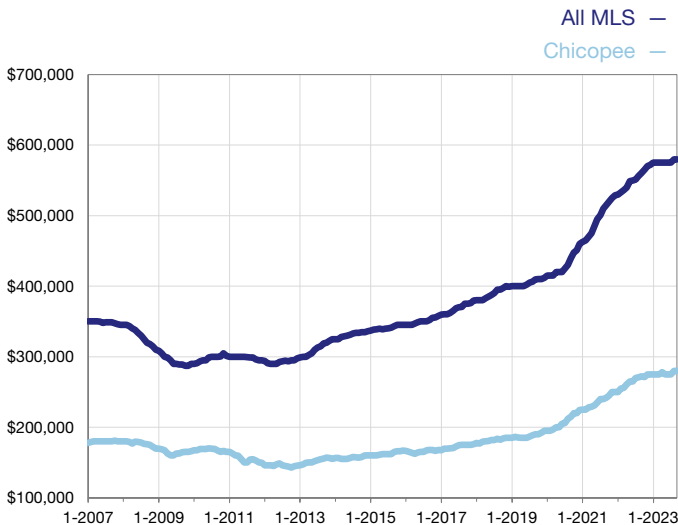
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	105	60	- 42.9%
Closed Sales	7	5	- 28.6%	101	53	- 47.5%
Median Sales Price*	\$175,000	\$200,000	+ 14.3%	\$185,000	\$208,000	+ 12.4%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	21	22	+ 4.8%
Percent of Original List Price Received*	103.2%	107.1%	+ 3.8%	102.6%	101.7%	- 0.9%
New Listings	10	12	+ 20.0%	107	67	- 37.4%

* 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

