

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	31	+ 3.3%	296	262	- 11.5%
Closed Sales	32	28	- 12.5%	287	252	- 12.2%
Median Sales Price*	\$268,500	\$302,000	+ 12.5%	\$279,000	\$285,000	+ 2.2%
Inventory of Homes for Sale	45	20	- 55.6%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	27	- 18.2%	28	31	+ 10.7%
Percent of Original List Price Received*	99.7%	101.8%	+ 2.1%	102.3%	102.0%	- 0.3%
New Listings	27	24	- 11.1%	334	271	- 18.9%

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

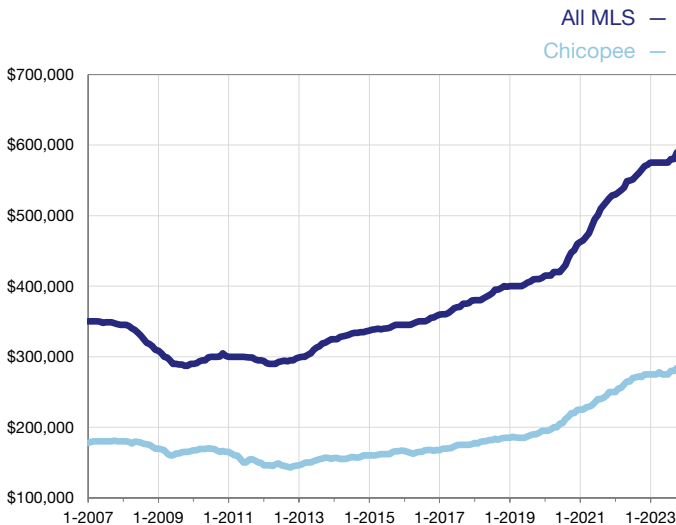
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	113	68	- 39.8%
Closed Sales	8	8	0.0%	109	61	- 44.0%
Median Sales Price*	\$200,250	\$164,500	- 17.9%	\$185,000	\$207,500	+ 12.2%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	21	22	+ 4.8%
Percent of Original List Price Received*	102.9%	102.2%	- 0.7%	102.6%	101.7%	- 0.9%
New Listings	8	4	- 50.0%	115	70	- 39.1%

* 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

