

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	13	- 45.8%	176	110	- 37.5%
Closed Sales	19	8	- 57.9%	171	108	- 36.8%
Median Sales Price*	\$272,000	\$323,500	+ 18.9%	\$272,000	\$297,500	+ 9.4%
Inventory of Homes for Sale	35	17	- 51.4%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	42	28	- 33.3%	34	37	+ 8.8%
Percent of Original List Price Received*	101.4%	104.2%	+ 2.8%	102.4%	101.1%	- 1.3%
New Listings	25	18	- 28.0%	203	129	- 36.5%

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

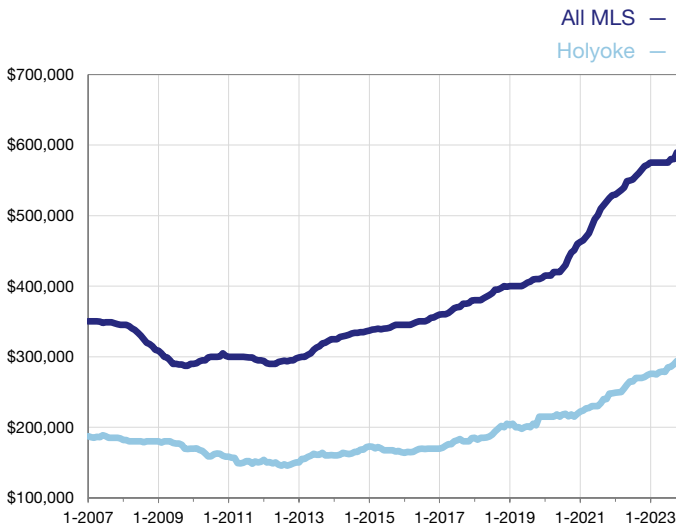
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	29	15	- 48.3%
Closed Sales	2	1	- 50.0%	47	14	- 70.2%
Median Sales Price*	\$144,350	\$158,000	+ 9.5%	\$143,000	\$147,500	+ 3.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	22	+ 29.4%	25	27	+ 8.0%
Percent of Original List Price Received*	100.3%	105.3%	+ 5.0%	99.7%	99.6%	- 0.1%
New Listings	2	2	0.0%	26	15	- 42.3%

* 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

