

# Local Market Update – November 2023

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## Chicopee

### Single-Family Properties

| Key Metrics                              | November  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 18        | 27               | + 50.0%  | 314          | 282              | - 10.2% |
| Closed Sales                             | 28        | 21               | - 25.0%  | 315          | 273              | - 13.3% |
| Median Sales Price*                      | \$277,500 | <b>\$285,000</b> | + 2.7%   | \$279,000    | <b>\$285,000</b> | + 2.2%  |
| Inventory of Homes for Sale              | 39        | 30               | - 23.1%  | --           | --               | --      |
| Months Supply of Inventory               | 1.4       | 1.2              | - 14.3%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 27        | 26               | - 3.7%   | 28           | 30               | + 7.1%  |
| Percent of Original List Price Received* | 101.1%    | <b>100.6%</b>    | - 0.5%   | 102.2%       | <b>101.8%</b>    | - 0.4%  |
| New Listings                             | 15        | 31               | + 106.7% | 349          | 302              | - 13.5% |

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

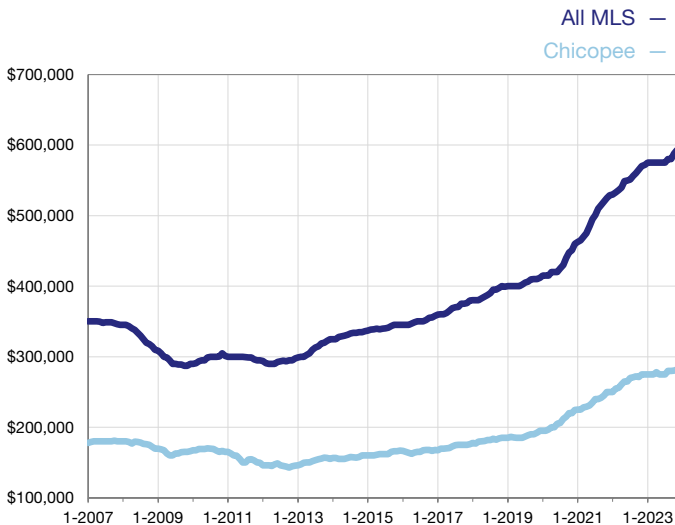
### Condominium Properties

| Key Metrics                              | November  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 7         | 7                | 0.0%     | 120          | 73               | - 39.2% |
| Closed Sales                             | 10        | 7                | - 30.0%  | 119          | 68               | - 42.9% |
| Median Sales Price*                      | \$186,000 | <b>\$220,000</b> | + 18.3%  | \$185,000    | <b>\$208,000</b> | + 12.4% |
| Inventory of Homes for Sale              | 6         | 8                | + 33.3%  | --           | --               | --      |
| Months Supply of Inventory               | 0.6       | 1.3              | + 116.7% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 28        | 31               | + 10.7%  | 21           | 23               | + 9.5%  |
| Percent of Original List Price Received* | 100.5%    | <b>101.4%</b>    | + 0.9%   | 102.4%       | <b>101.7%</b>    | - 0.7%  |
| New Listings                             | 5         | 9                | + 80.0%  | 120          | 79               | - 34.2% |

\* 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

