

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	17	- 5.6%	194	125	- 35.6%
Closed Sales	21	12	- 42.9%	192	120	- 37.5%
Median Sales Price*	\$287,000	\$279,000	- 2.8%	\$272,500	\$292,000	+ 7.2%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	37	28	- 24.3%	34	36	+ 5.9%
Percent of Original List Price Received*	99.1%	104.4%	+ 5.3%	102.0%	101.4%	- 0.6%
New Listings	11	11	0.0%	214	139	- 35.0%

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

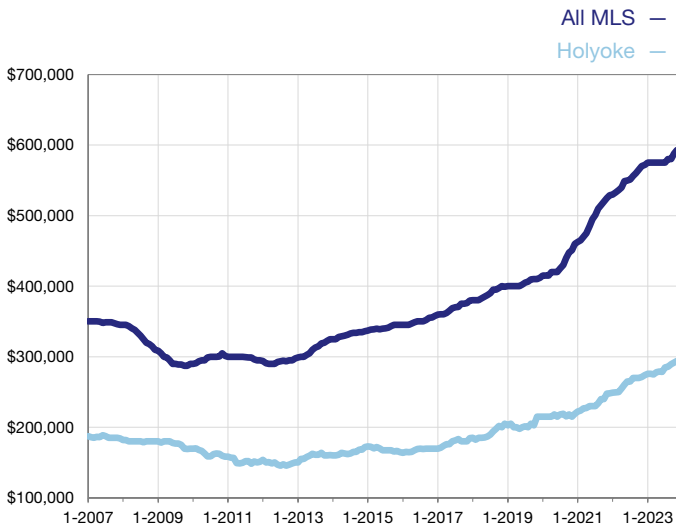
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	30	15	- 50.0%
Closed Sales	3	1	- 66.7%	50	15	- 70.0%
Median Sales Price*	\$122,000	\$199,900	+ 63.9%	\$137,450	\$150,000	+ 9.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	44	8	- 81.8%	26	26	0.0%
Percent of Original List Price Received*	99.6%	100.0%	+ 0.4%	99.7%	99.7%	0.0%
New Listings	2	2	0.0%	28	17	- 39.3%

* 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

