

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	25	+ 66.7%	329	302	- 8.2%
Closed Sales	24	19	- 20.8%	339	293	- 13.6%
Median Sales Price*	\$251,000	\$275,000	+ 9.6%	\$275,000	\$285,000	+ 3.6%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	28	30	+ 7.1%
Percent of Original List Price Received*	100.5%	98.7%	- 1.8%	102.0%	101.6%	- 0.4%
New Listings	15	15	0.0%	364	317	- 12.9%

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

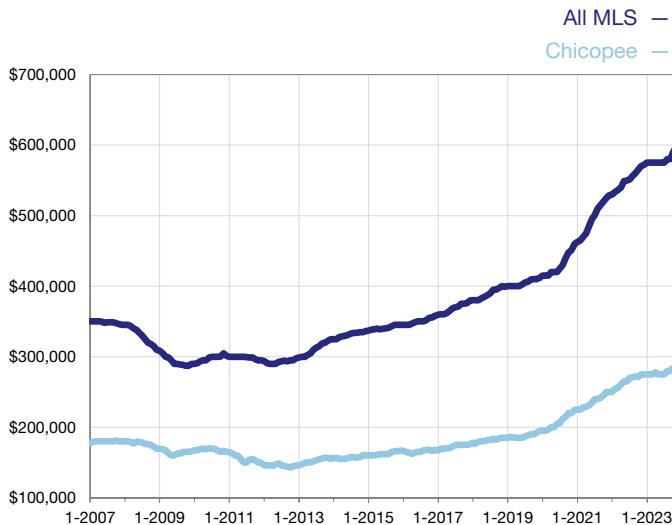
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	123	81	- 34.1%
Closed Sales	8	6	- 25.0%	127	74	- 41.7%
Median Sales Price*	\$188,500	\$227,500	+ 20.7%	\$187,000	\$208,950	+ 11.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	26	- 18.8%	22	23	+ 4.5%
Percent of Original List Price Received*	100.7%	97.9%	- 2.8%	102.3%	101.4%	- 0.9%
New Listings	3	5	+ 66.7%	123	85	- 30.9%

* 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

