

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holyoke

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	14	+ 40.0%	204	137	- 32.8%
Closed Sales	16	10	- 37.5%	208	130	- 37.5%
Median Sales Price*	\$288,000	\$250,000	- 13.2%	\$274,000	\$290,000	+ 5.8%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	41	66	+ 61.0%	35	38	+ 8.6%
Percent of Original List Price Received*	95.4%	95.1%	- 0.3%	101.5%	100.9%	- 0.6%
New Listings	8	6	- 25.0%	222	144	- 35.1%

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

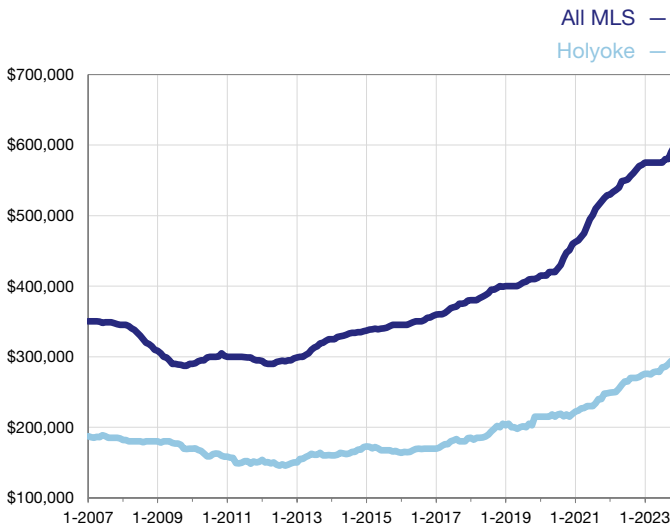
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	32	15	- 53.1%
Closed Sales	1	0	- 100.0%	51	15	- 70.6%
Median Sales Price*	\$125,000	\$0	- 100.0%	\$135,000	\$150,000	+ 11.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	26	26	0.0%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	99.7%	99.7%	0.0%
New Listings	1	0	- 100.0%	29	17	- 41.4%

\* 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

