

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

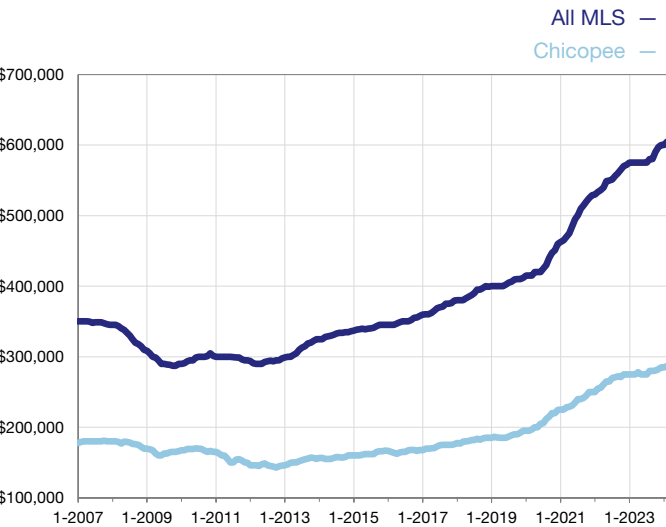
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	22	+ 4.8%	44	43	- 2.3%
Closed Sales	14	21	+ 50.0%	33	47	+ 42.4%
Median Sales Price*	\$267,500	\$290,000	+ 8.4%	\$259,900	\$270,000	+ 3.9%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	48	35	- 27.1%	44	33	- 25.0%
Percent of Original List Price Received*	94.2%	98.8%	+ 4.9%	96.5%	100.4%	+ 4.0%
New Listings	17	15	- 11.8%	43	41	- 4.7%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	13	11	- 15.4%
Closed Sales	6	5	- 16.7%	9	11	+ 22.2%
Median Sales Price*	\$199,950	\$184,000	- 8.0%	\$190,000	\$207,500	+ 9.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	28	- 12.5%	32	27	- 15.6%
Percent of Original List Price Received*	97.5%	102.6%	+ 5.2%	96.8%	104.1%	+ 7.5%
New Listings	4	5	+ 25.0%	12	9	- 25.0%

* 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

