

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	10	+ 11.1%	17	14	- 17.6%
Closed Sales	11	8	- 27.3%	23	18	- 21.7%
Median Sales Price*	\$240,000	\$312,500	+ 30.2%	\$265,000	\$284,500	+ 7.4%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	38	30	- 21.1%	46	25	- 45.7%
Percent of Original List Price Received*	96.2%	104.4%	+ 8.5%	96.8%	104.0%	+ 7.4%
New Listings	12	10	- 16.7%	28	20	- 28.6%

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

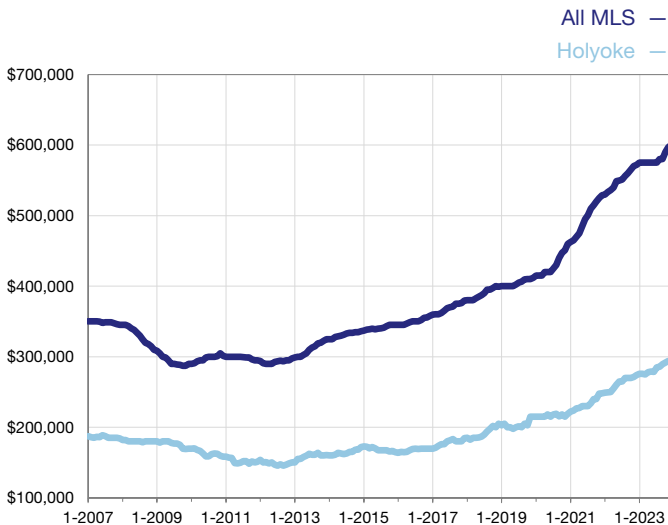
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	1	4	+ 300.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$174,900	--	\$139,950	\$129,950	- 7.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	0	56	--	14	32	+ 128.6%
Percent of Original List Price Received*	0.0%	99.4%	--	97.6%	102.9%	+ 5.4%
New Listings	1	2	+ 100.0%	1	5	+ 400.0%

* 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

