

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	14	+ 27.3%	74	87	+ 17.6%
Closed Sales	14	19	+ 35.7%	78	88	+ 12.8%
Median Sales Price*	\$328,759	\$290,000	- 11.8%	\$287,500	\$285,547	- 0.7%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	42	17	- 59.5%	42	23	- 45.2%
Percent of Original List Price Received*	100.5%	105.9%	+ 5.4%	99.1%	104.2%	+ 5.1%
New Listings	10	16	+ 60.0%	87	99	+ 13.8%

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

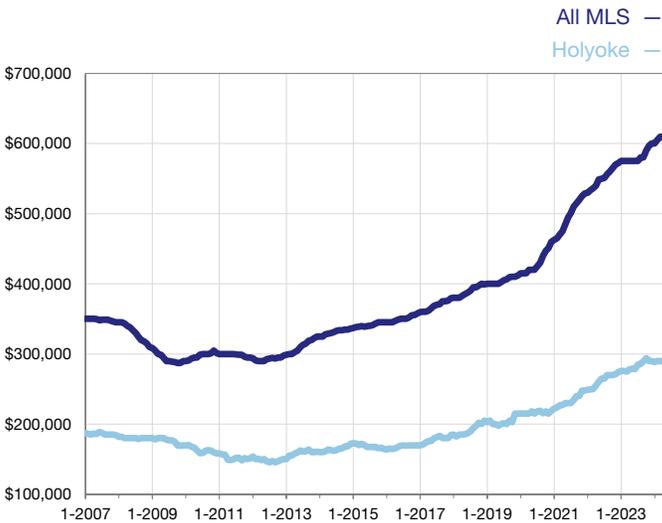
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	12	--	11	25	+ 127.3%
Closed Sales	3	6	+ 100.0%	12	16	+ 33.3%
Median Sales Price*	\$140,000	\$162,500	+ 16.1%	\$142,500	\$168,950	+ 18.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	28	34	+ 21.4%	28	23	- 17.9%
Percent of Original List Price Received*	100.0%	101.4%	+ 1.4%	100.0%	102.2%	+ 2.2%
New Listings	1	3	+ 200.0%	11	28	+ 154.5%

* 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

