

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chicopee

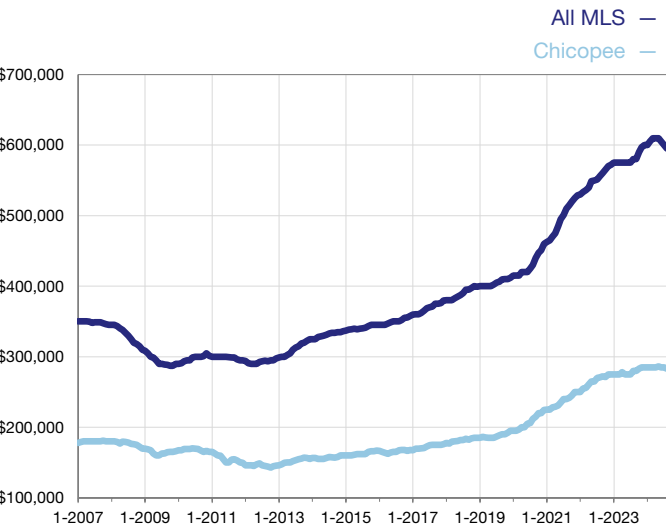
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	26	40	+ 53.8%	206	217	+ 5.3%
Closed Sales	32	29	- 9.4%	199	201	+ 1.0%
Median Sales Price*	\$286,000	\$285,500	- 0.2%	\$285,000	\$302,000	+ 6.0%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.5%	33	26	- 21.2%
Percent of Original List Price Received*	102.4%	104.5%	+ 2.1%	101.5%	103.0%	+ 1.5%
New Listings	32	32	0.0%	220	245	+ 11.4%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	53	57	+ 7.5%
Closed Sales	9	8	- 11.1%	48	51	+ 6.3%
Median Sales Price*	\$210,000	\$220,000	+ 4.8%	\$208,950	\$210,000	+ 0.5%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	22	26	+ 18.2%
Percent of Original List Price Received*	103.7%	102.0%	- 1.6%	101.1%	102.5%	+ 1.4%
New Listings	8	5	- 37.5%	55	56	+ 1.8%

\* 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

