

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chicopee

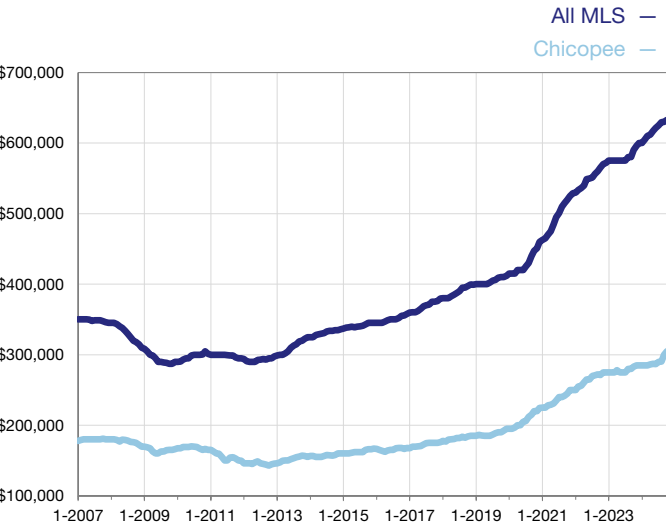
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	26	27	+ 3.8%	254	268	+ 5.5%
Closed Sales	29	26	- 10.3%	253	259	+ 2.4%
Median Sales Price*	\$300,000	\$342,500	+ 14.2%	\$285,000	\$309,999	+ 8.8%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	31	27	- 12.9%
Percent of Original List Price Received*	104.3%	100.6%	- 3.5%	102.2%	102.5%	+ 0.3%
New Listings	25	37	+ 48.0%	272	312	+ 14.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	66	73	+ 10.6%
Closed Sales	9	6	- 33.3%	62	65	+ 4.8%
Median Sales Price*	\$167,000	\$232,500	+ 39.2%	\$207,750	\$210,000	+ 1.1%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	22	25	+ 13.6%
Percent of Original List Price Received*	102.5%	101.2%	- 1.3%	101.8%	102.3%	+ 0.5%
New Listings	4	11	+ 175.0%	71	79	+ 11.3%

\* 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

