

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

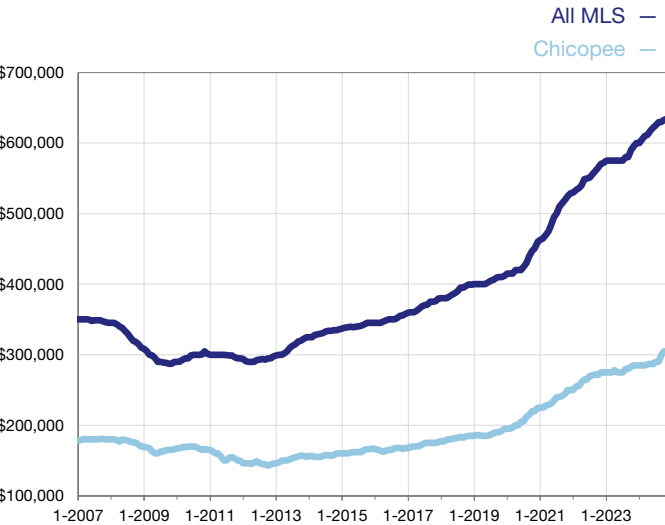
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	28	+ 33.3%	275	289	+ 5.1%
Closed Sales	22	25	+ 13.6%	275	284	+ 3.3%
Median Sales Price*	\$284,000	\$311,000	+ 9.5%	\$285,000	\$310,000	+ 8.8%
Inventory of Homes for Sale	44	28	- 36.4%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	26	26	0.0%	30	27	- 10.0%
Percent of Original List Price Received*	101.0%	99.8%	- 1.2%	102.1%	102.2%	+ 0.1%
New Listings	31	16	- 48.4%	303	327	+ 7.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	71	79	+ 11.3%
Closed Sales	7	8	+ 14.3%	69	73	+ 5.8%
Median Sales Price*	\$220,000	\$202,500	- 8.0%	\$208,000	\$210,000	+ 1.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	23	26	+ 13.0%
Percent of Original List Price Received*	101.4%	102.8%	+ 1.4%	101.8%	102.3%	+ 0.5%
New Listings	9	4	- 55.6%	80	83	+ 3.8%

* 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

