

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

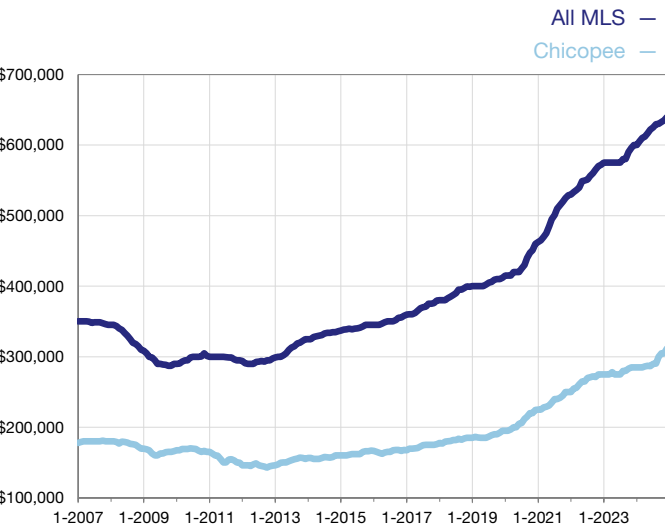
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	16	- 33.3%	299	300	+ 0.3%
Closed Sales	19	17	- 10.5%	294	302	+ 2.7%
Median Sales Price*	\$275,000	\$350,000	+ 27.3%	\$285,000	\$311,750	+ 9.4%
Inventory of Homes for Sale	30	26	- 13.3%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	30	27	- 10.0%
Percent of Original List Price Received*	98.7%	100.0%	+ 1.3%	101.9%	102.1%	+ 0.2%
New Listings	15	16	+ 6.7%	318	343	+ 7.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	78	86	+ 10.3%
Closed Sales	6	12	+ 100.0%	75	85	+ 13.3%
Median Sales Price*	\$227,500	\$223,950	- 1.6%	\$209,900	\$210,000	+ 0.0%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	39	+ 50.0%	23	28	+ 21.7%
Percent of Original List Price Received*	97.9%	99.2%	+ 1.3%	101.5%	101.9%	+ 0.4%
New Listings	5	1	- 80.0%	85	84	- 1.2%

* 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

