

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

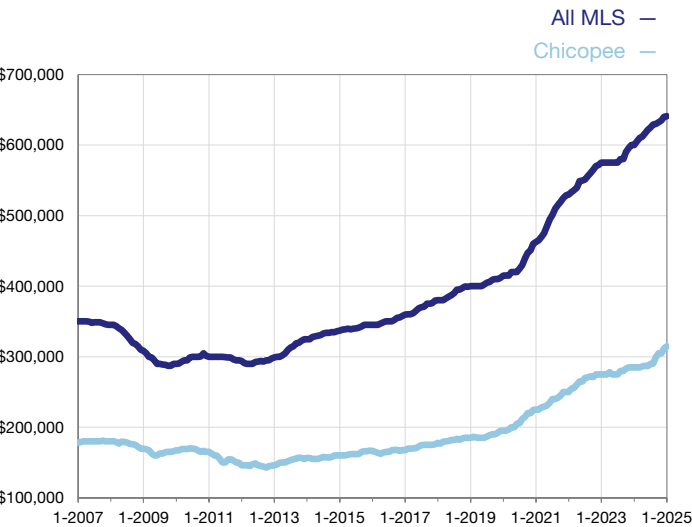
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	21	30	+ 42.9%	21	30	+ 42.9%
Closed Sales	26	18	- 30.8%	26	18	- 30.8%
Median Sales Price*	\$265,750	\$292,500	+ 10.1%	\$265,750	\$292,500	+ 10.1%
Inventory of Homes for Sale	35	26	- 25.7%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	31	42	+ 35.5%
Percent of Original List Price Received*	101.8%	99.0%	- 2.8%	101.8%	99.0%	- 2.8%
New Listings	27	27	0.0%	27	27	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	5	2	- 60.0%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$210,250	\$265,000	+ 26.0%	\$210,250	\$265,000	+ 26.0%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	26	24	- 7.7%
Percent of Original List Price Received*	105.4%	100.2%	- 4.9%	105.4%	100.2%	- 4.9%
New Listings	4	8	+ 100.0%	4	8	+ 100.0%

* 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

