

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

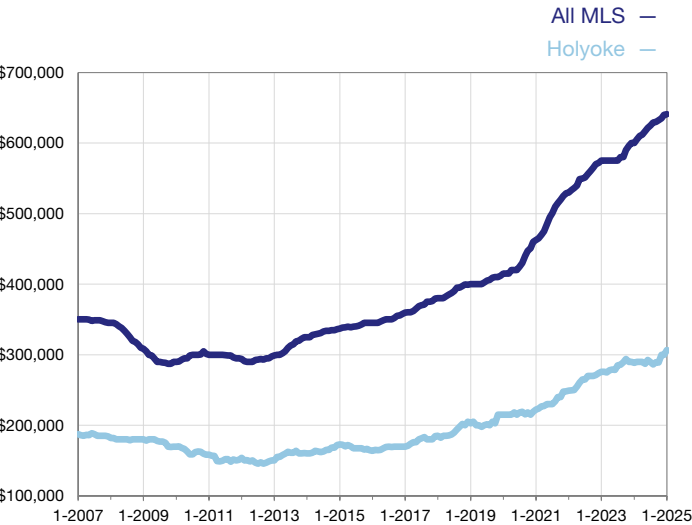
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Median Sales Price*	\$272,500	\$275,000	+ 0.9%	\$272,500	\$275,000	+ 0.9%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	20	34	+ 70.0%
Percent of Original List Price Received*	103.7%	100.8%	- 2.8%	103.7%	100.8%	- 2.8%
New Listings	10	11	+ 10.0%	10	11	+ 10.0%

* 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	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$85,000	\$140,000	+ 64.7%	\$85,000	\$140,000	+ 64.7%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	7	27	+ 285.7%	7	27	+ 285.7%
Percent of Original List Price Received*	106.4%	94.2%	- 11.5%	106.4%	94.2%	- 11.5%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

* 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

