

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

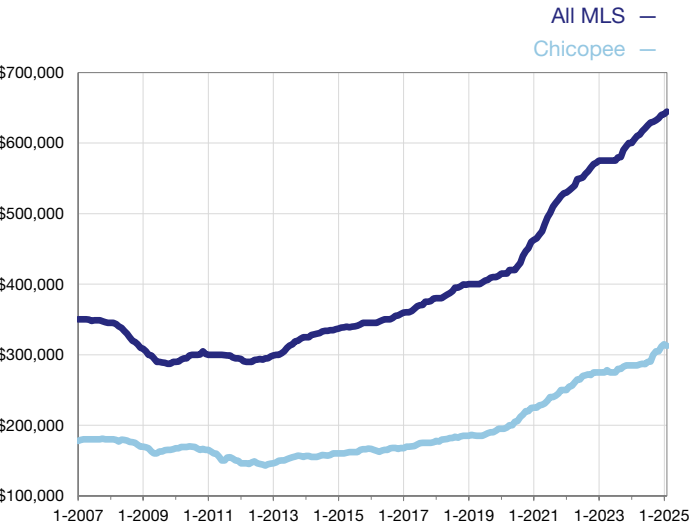
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	19	22	+ 15.8%	40	45	+ 12.5%
Closed Sales	22	29	+ 31.8%	48	47	- 2.1%
Median Sales Price*	\$305,000	\$289,900	- 5.0%	\$272,500	\$290,000	+ 6.4%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	33	43	+ 30.3%
Percent of Original List Price Received*	99.0%	98.6%	- 0.4%	100.5%	98.7%	- 1.8%
New Listings	15	18	+ 20.0%	42	44	+ 4.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	10	11	+ 10.0%
Closed Sales	5	4	- 20.0%	11	7	- 36.4%
Median Sales Price*	\$184,000	\$225,000	+ 22.3%	\$207,500	\$225,000	+ 8.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	27	30	+ 11.1%
Percent of Original List Price Received*	102.6%	102.8%	+ 0.2%	104.1%	101.7%	- 2.3%
New Listings	5	6	+ 20.0%	9	14	+ 55.6%

* 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

