

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holyoke

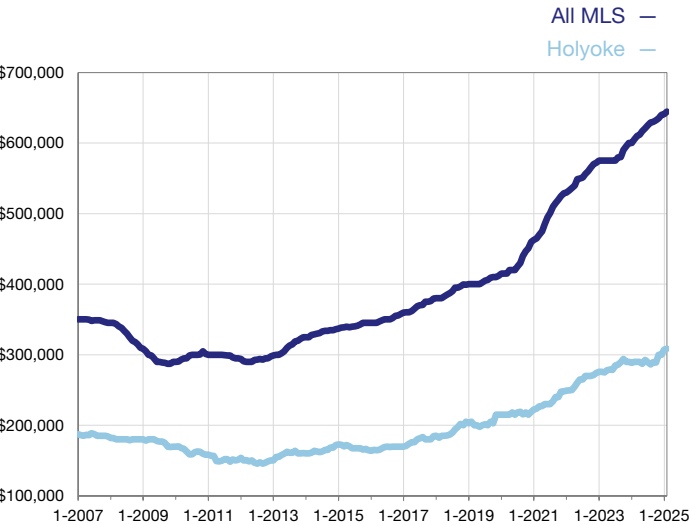
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	12	15	+ 25.0%
Closed Sales	8	14	+ 75.0%	18	19	+ 5.6%
Median Sales Price*	\$312,500	\$309,000	- 1.1%	\$284,500	\$299,900	+ 5.4%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	30	48	+ 60.0%	25	44	+ 76.0%
Percent of Original List Price Received*	104.4%	99.2%	- 5.0%	104.0%	99.6%	- 4.2%
New Listings	10	9	- 10.0%	20	20	0.0%

\* 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	2	3	+ 50.0%	4	6	+ 50.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$174,900	\$0	- 100.0%	\$129,950	\$140,000	+ 7.7%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	56	0	- 100.0%	32	27	- 15.6%
Percent of Original List Price Received*	99.4%	0.0%	- 100.0%	102.9%	94.2%	- 8.5%
New Listings	2	1	- 50.0%	5	5	0.0%

\* 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

