

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	32	+ 146.2%	295	318	+ 7.8%
Closed Sales	17	22	+ 29.4%	302	302	0.0%
Median Sales Price*	\$350,000	\$303,750	- 13.2%	\$311,750	\$315,000	+ 1.0%
Inventory of Homes for Sale	37	23	- 37.8%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	27	35	+ 29.6%
Percent of Original List Price Received*	100.0%	98.1%	- 1.9%	102.1%	100.4%	- 1.7%
New Listings	16	14	- 12.5%	343	334	- 2.6%

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

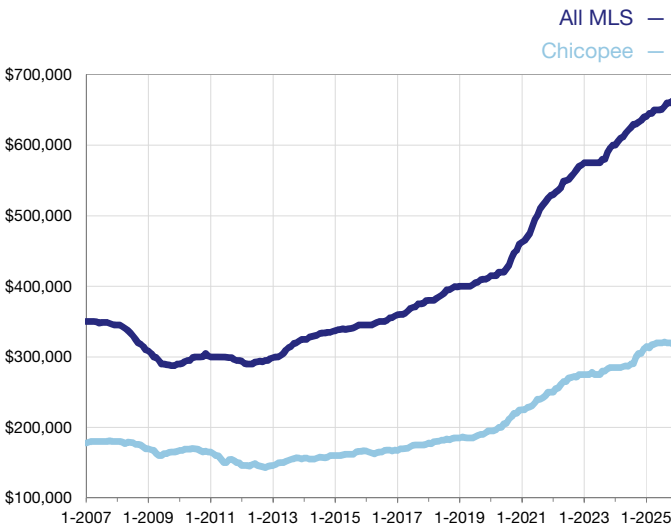
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	4	- 50.0%	84	90	+ 7.1%
Closed Sales	12	8	- 33.3%	85	90	+ 5.9%
Median Sales Price*	\$223,950	\$250,000	+ 11.6%	\$210,000	\$230,000	+ 9.5%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	39	17	- 56.4%	28	24	- 14.3%
Percent of Original List Price Received*	99.2%	101.8%	+ 2.6%	101.9%	100.8%	- 1.1%
New Listings	1	4	+ 300.0%	84	99	+ 17.9%

* 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

