

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holyoke

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	11	- 8.3%	157	166	+ 5.7%
Closed Sales	14	13	- 7.1%	162	156	- 3.7%
Median Sales Price*	\$318,000	<b>\$340,000</b>	+ 6.9%	\$300,000	<b>\$325,500</b>	+ 8.5%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	43	+ 34.4%	27	36	+ 33.3%
Percent of Original List Price Received*	98.6%	97.6%	- 1.0%	102.8%	100.5%	- 2.2%
New Listings	8	11	+ 37.5%	186	193	+ 3.8%

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

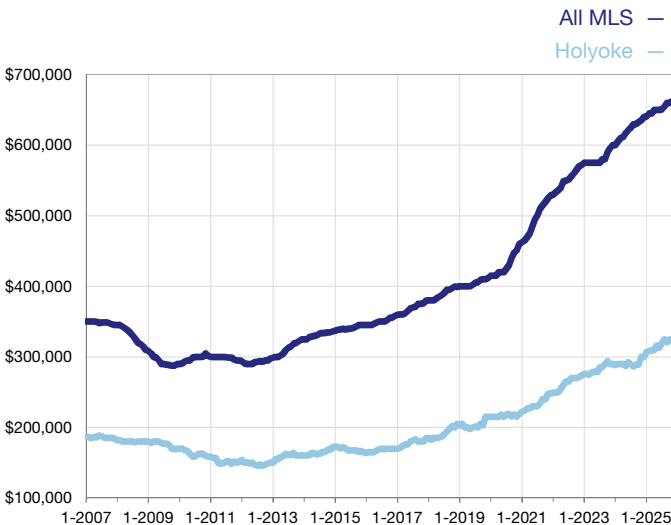
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	32	33	+ 3.1%
Closed Sales	0	4	--	31	36	+ 16.1%
Median Sales Price*	\$0	<b>\$141,500</b>	--	\$163,000	<b>\$183,250</b>	+ 12.4%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	0	53	--	31	46	+ 48.4%
Percent of Original List Price Received*	0.0%	96.4%	--	95.9%	97.8%	+ 2.0%
New Listings	3	1	- 66.7%	44	33	- 25.0%

\* 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

