

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	20	13	- 35.0%	43	33	- 23.3%
Closed Sales	29	18	- 37.9%	47	42	- 10.6%
Median Sales Price*	\$289,900	\$304,000	+ 4.9%	\$290,000	\$304,000	+ 4.8%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	44	36	- 18.2%	43	39	- 9.3%
Percent of Original List Price Received*	98.6%	102.5%	+ 4.0%	98.7%	100.5%	+ 1.8%
New Listings	18	15	- 16.7%	44	37	- 15.9%

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

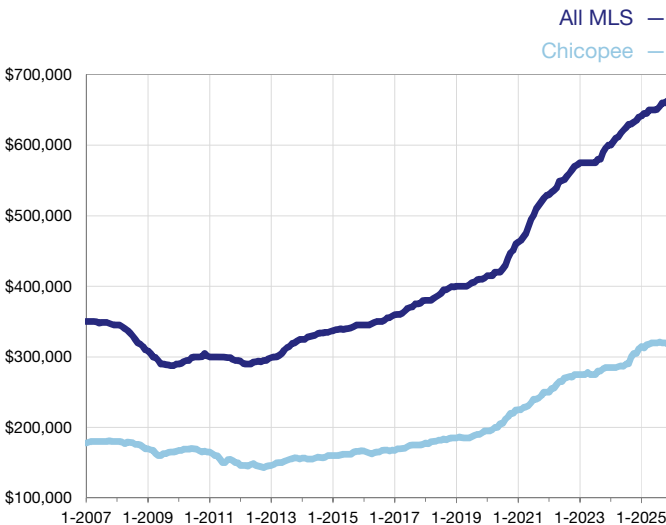
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	5	- 37.5%	10	12	+ 20.0%
Closed Sales	4	7	+ 75.0%	7	10	+ 42.9%
Median Sales Price*	\$225,000	\$250,500	+ 11.3%	\$225,000	\$250,250	+ 11.2%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	35	46	+ 31.4%	30	48	+ 60.0%
Percent of Original List Price Received*	102.8%	91.8%	- 10.7%	101.7%	91.9%	- 9.6%
New Listings	6	9	+ 50.0%	14	13	- 7.1%

* 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

