

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	11	+ 83.3%	14	19	+ 35.7%
Closed Sales	14	7	- 50.0%	19	18	- 5.3%
Median Sales Price*	\$309,000	\$280,000	- 9.4%	\$299,900	\$360,000	+ 20.0%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	48	83	+ 72.9%	44	102	+ 131.8%
Percent of Original List Price Received*	99.2%	91.4%	- 7.9%	99.6%	95.6%	- 4.0%
New Listings	9	7	- 22.2%	21	14	- 33.3%

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

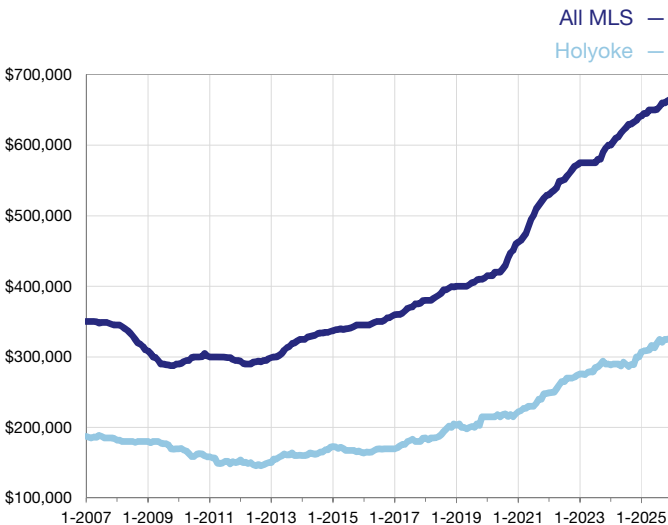
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	5	3	- 40.0%
Closed Sales	0	1	--	3	1	- 66.7%
Median Sales Price*	\$0	\$220,000	--	\$140,000	\$220,000	+ 57.1%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	27	45	+ 66.7%
Percent of Original List Price Received*	0.0%	97.8%	--	94.2%	97.8%	+ 3.8%
New Listings	1	1	0.0%	5	2	- 60.0%

* 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

