

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	35	40	+ 14.3%	101	103	+ 2.0%
Closed Sales	26	28	+ 7.7%	89	85	- 4.5%
Median Sales Price*	\$323,500	\$331,250	+ 2.4%	\$310,000	\$325,000	+ 4.8%
Inventory of Homes for Sale	28	24	- 14.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	36	24	- 33.3%	41	36	- 12.2%
Percent of Original List Price Received*	99.7%	98.4%	- 1.3%	99.3%	99.4%	+ 0.1%
New Listings	32	40	+ 25.0%	100	111	+ 11.0%

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

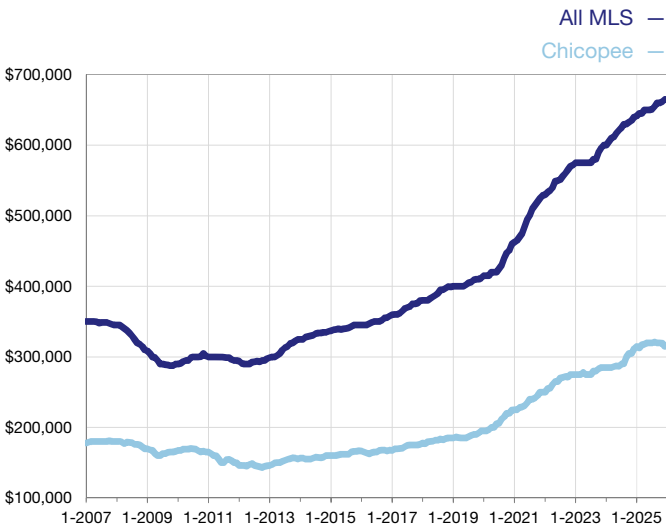
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	16	+ 433.3%	18	38	+ 111.1%
Closed Sales	7	9	+ 28.6%	20	27	+ 35.0%
Median Sales Price*	\$238,200	\$225,000	- 5.5%	\$225,000	\$231,000	+ 2.7%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	16	35	+ 118.8%	23	36	+ 56.5%
Percent of Original List Price Received*	104.3%	99.9%	- 4.2%	101.9%	97.0%	- 4.8%
New Listings	9	8	- 11.1%	27	36	+ 33.3%

* 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

