

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	19	+ 137.5%	34	47	+ 38.2%
Closed Sales	11	6	- 45.5%	37	34	- 8.1%
Median Sales Price*	\$335,000	\$312,500	- 6.7%	\$300,000	\$332,500	+ 10.8%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	38	54	+ 42.1%	42	78	+ 85.7%
Percent of Original List Price Received*	96.2%	95.4%	- 0.8%	97.9%	96.5%	- 1.4%
New Listings	19	18	- 5.3%	46	47	+ 2.2%

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

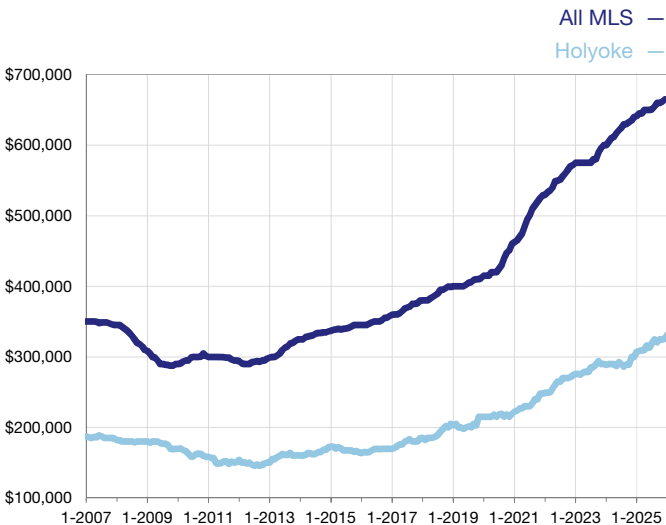
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	10	4	- 60.0%
Closed Sales	2	0	- 100.0%	8	3	- 62.5%
Median Sales Price*	\$170,500	\$0	- 100.0%	\$160,000	\$190,000	+ 18.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	70	0	- 100.0%	54	85	+ 57.4%
Percent of Original List Price Received*	95.8%	0.0%	- 100.0%	95.0%	93.3%	- 1.8%
New Listings	1	4	+ 300.0%	7	6	- 14.3%

* 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

