

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

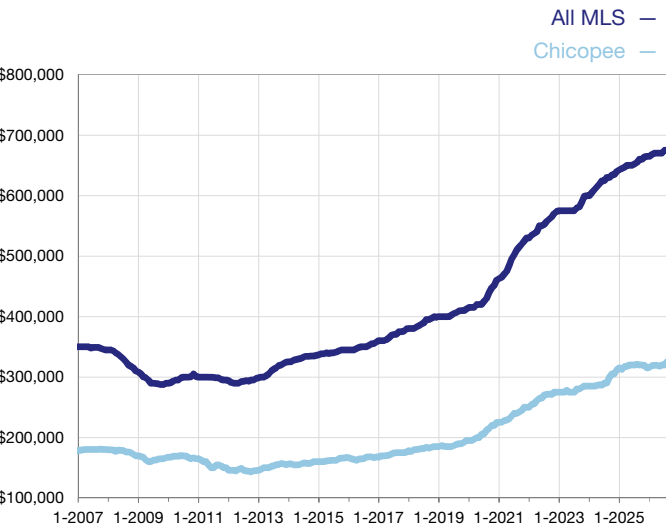
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	25	34	+ 36.0%	217	218	+ 0.5%
Closed Sales	28	30	+ 7.1%	206	203	- 1.5%
Median Sales Price*	\$316,000	\$332,500	+ 5.2%	\$319,200	\$328,000	+ 2.8%
Inventory of Homes for Sale	47	26	- 44.7%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	36	30	- 16.7%
Percent of Original List Price Received*	100.4%	102.8%	+ 2.4%	100.9%	101.6%	+ 0.7%
New Listings	38	31	- 18.4%	238	237	- 0.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	57	70	+ 22.8%
Closed Sales	12	7	- 41.7%	54	61	+ 13.0%
Median Sales Price*	\$227,750	\$225,500	- 1.0%	\$227,500	\$230,000	+ 1.1%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	25	38	+ 52.0%	22	33	+ 50.0%
Percent of Original List Price Received*	99.2%	99.5%	+ 0.3%	100.9%	99.4%	- 1.5%
New Listings	11	12	+ 9.1%	68	78	+ 14.7%

* 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

