

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

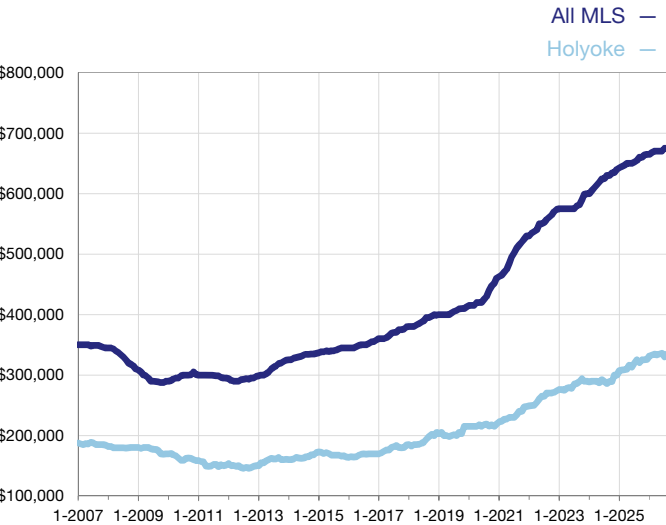
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	16	+ 14.3%	102	102	0.0%
Closed Sales	13	16	+ 23.1%	96	97	+ 1.0%
Median Sales Price*	\$327,500	\$353,500	+ 7.9%	\$325,000	\$337,000	+ 3.7%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	38	30	- 21.1%	37	49	+ 32.4%
Percent of Original List Price Received*	102.2%	100.8%	- 1.4%	100.6%	99.7%	- 0.9%
New Listings	21	17	- 19.0%	121	111	- 8.3%

* 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	7	2	- 71.4%	24	14	- 41.7%
Closed Sales	4	2	- 50.0%	19	10	- 47.4%
Median Sales Price*	\$187,500	\$211,000	+ 12.5%	\$180,000	\$216,750	+ 20.4%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.7	3.3	+ 94.1%	--	--	--
Cumulative Days on Market Until Sale	13	47	+ 261.5%	47	49	+ 4.3%
Percent of Original List Price Received*	101.3%	104.5%	+ 3.2%	96.8%	98.8%	+ 2.1%
New Listings	4	4	0.0%	23	21	- 8.7%

* 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

