

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chicopee

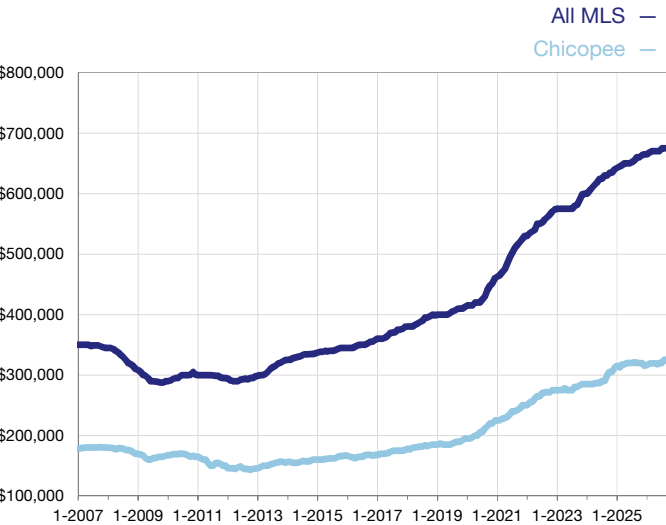
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	33	31	- 6.1%	250	241	- 3.6%
Closed Sales	29	28	- 3.4%	235	231	- 1.7%
Median Sales Price*	\$310,000	\$327,500	+ 5.6%	\$317,000	\$328,000	+ 3.5%
Inventory of Homes for Sale	43	45	+ 4.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	24	37	+ 54.2%	34	31	- 8.8%
Percent of Original List Price Received*	99.4%	102.2%	+ 2.8%	100.7%	101.7%	+ 1.0%
New Listings	30	51	+ 70.0%	268	288	+ 7.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	9	- 18.2%	68	77	+ 13.2%
Closed Sales	8	13	+ 62.5%	62	74	+ 19.4%
Median Sales Price*	\$253,500	\$217,600	- 14.2%	\$230,000	\$229,000	- 0.4%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	23	33	+ 43.5%
Percent of Original List Price Received*	102.9%	96.0%	- 6.7%	101.1%	98.8%	- 2.3%
New Listings	7	7	0.0%	75	85	+ 13.3%

* 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

