Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Chicopee

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**28**	+ 40.0%	270	**266**	- 1.5%
Closed Sales	31	**29**	- 6.5%	266	**260**	- 2.3%
Median Sales Price*	$320,000	**$337,000**	+ 5.3%	$317,750	**$329,000**	+ 3.5%
Inventory of Homes for Sale	52	**54**	+ 3.8%	--	--	--
Months Supply of Inventory	2.0	**2.1**	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	34	**30**	- 11.8%	34	**31**	- 8.8%
Percent of Original List Price Received*	98.8%	**103.3%**	+ 4.6%	100.5%	**101.9%**	+ 1.4%
New Listings	32	**36**	+ 12.5%	300	**323**	+ 7.7%

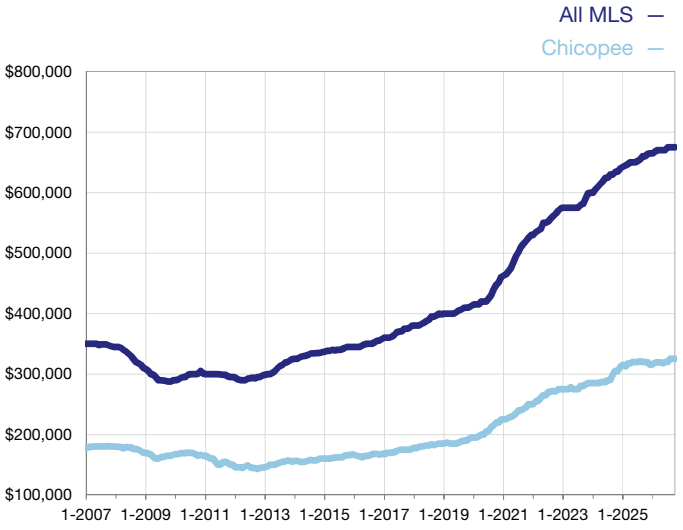
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

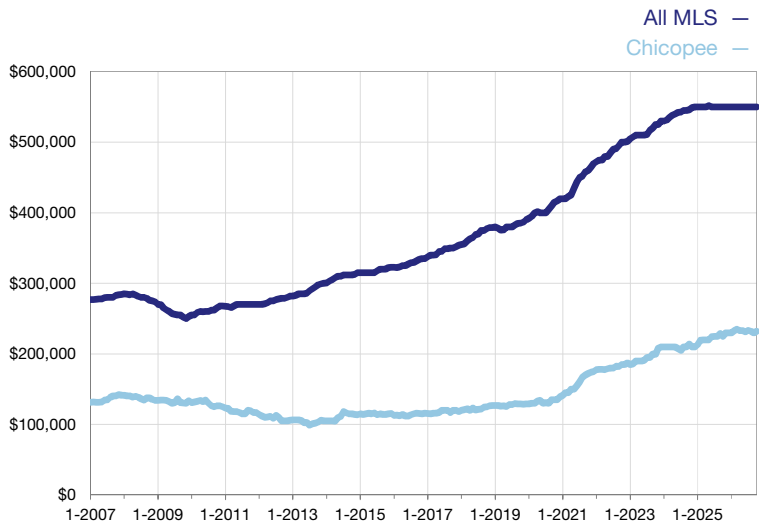
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**9**	- 10.0%	78	**84**	+ 7.7%
Closed Sales	11	**4**	- 63.6%	73	**78**	+ 6.8%
Median Sales Price*	$218,000	**$237,500**	+ 8.9%	$225,500	**$230,000**	+ 2.0%
Inventory of Homes for Sale	7	**11**	+ 57.1%	--	--	--
Months Supply of Inventory	0.9	**1.4**	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	43	**28**	- 34.9%	26	**33**	+ 26.9%
Percent of Original List Price Received*	97.4%	**98.9%**	+ 1.5%	100.6%	**98.8%**	- 1.8%
New Listings	11	**10**	- 9.1%	86	**95**	+ 10.5%

* 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



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