Local Market Update – October 2026

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

Holyoke

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	22	**20**	- 9.1%	139	**131**	- 5.8%
Closed Sales	11	**15**	+ 36.4%	119	**124**	+ 4.2%
Median Sales Price*	$387,000	**$352,000**	- 9.0%	$325,000	**$342,500**	+ 5.4%
Inventory of Homes for Sale	35	**30**	- 14.3%	--	--	--
Months Supply of Inventory	2.6	**2.4**	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	22	**38**	+ 72.7%	34	**49**	+ 44.1%
Percent of Original List Price Received*	102.3%	**101.5%**	- 0.8%	100.8%	**99.6%**	- 1.2%
New Listings	21	**21**	0.0%	171	**156**	- 8.8%

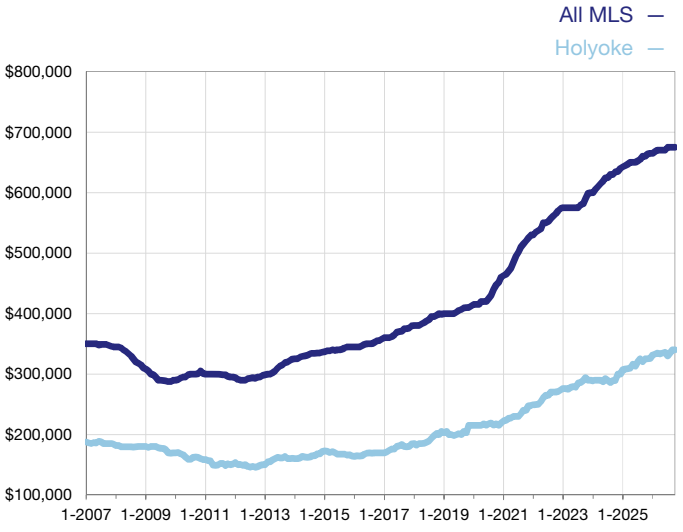
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

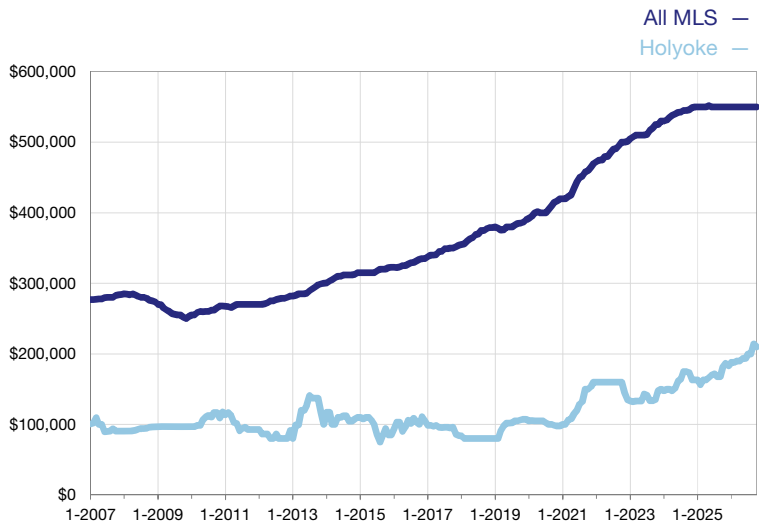
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**1**	- 66.7%	31	**19**	- 38.7%
Closed Sales	3	**2**	- 33.3%	30	**17**	- 43.3%
Median Sales Price*	$227,900	**$152,450**	- 33.1%	$184,750	**$215,000**	+ 16.4%
Inventory of Homes for Sale	5	**6**	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	**3.1**	+ 82.4%	--	--	--
Cumulative Days on Market Until Sale	22	**44**	+ 100.0%	47	**47**	0.0%
Percent of Original List Price Received*	98.0%	**81.7%**	- 16.6%	97.6%	**96.9%**	- 0.7%
New Listings	5	**2**	- 60.0%	31	**25**	- 19.4%

* 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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