

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	14	+ 55.6%	95	93	- 2.1%
Closed Sales	18	7	- 61.1%	89	91	+ 2.2%
Median Sales Price*	\$322,500	\$370,000	+ 14.7%	\$346,000	\$385,000	+ 11.3%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	23	21	- 8.7%
Percent of Original List Price Received*	105.0%	106.0%	+ 1.0%	105.5%	109.5%	+ 3.8%
New Listings	8	7	- 12.5%	101	101	0.0%

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

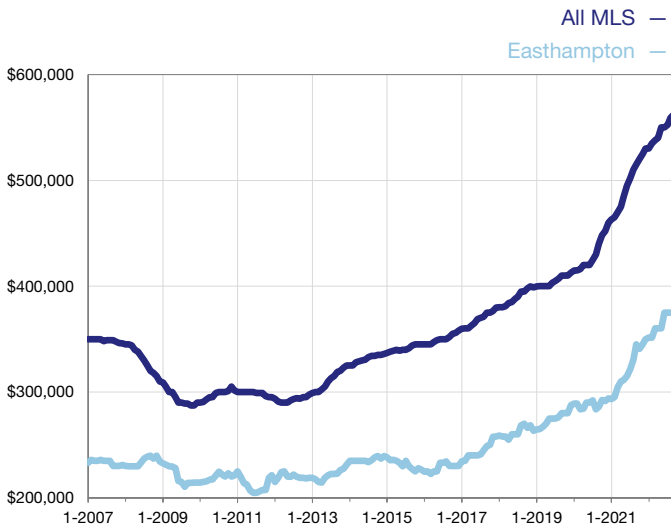
Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	25	25	0.0%
Closed Sales	4	5	+ 25.0%	21	20	- 4.8%
Median Sales Price*	\$267,750	\$475,000	+ 77.4%	\$220,000	\$365,000	+ 65.9%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	14	46	+ 228.6%	22	33	+ 50.0%
Percent of Original List Price Received*	106.3%	100.0%	- 5.9%	103.1%	107.1%	+ 3.9%
New Listings	1	4	+ 300.0%	39	36	- 7.7%

* 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

