Local Market Update – October 2022

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

Northampton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	16	**10**	- 37.5%	170	**142**	- 16.5%
Closed Sales	18	**12**	- 33.3%	161	**146**	- 9.3%
Median Sales Price*	$523,500	**$440,000**	- 16.0%	$459,000	**$473,000**	+ 3.1%
Inventory of Homes for Sale	27	**23**	- 14.8%	--	--	--
Months Supply of Inventory	1.7	**1.6**	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	23	**17**	- 26.1%	40	**34**	- 15.0%
Percent of Original List Price Received*	103.7%	**101.9%**	- 1.7%	102.8%	**105.1%**	+ 2.2%
New Listings	20	**13**	- 35.0%	209	**182**	- 12.9%

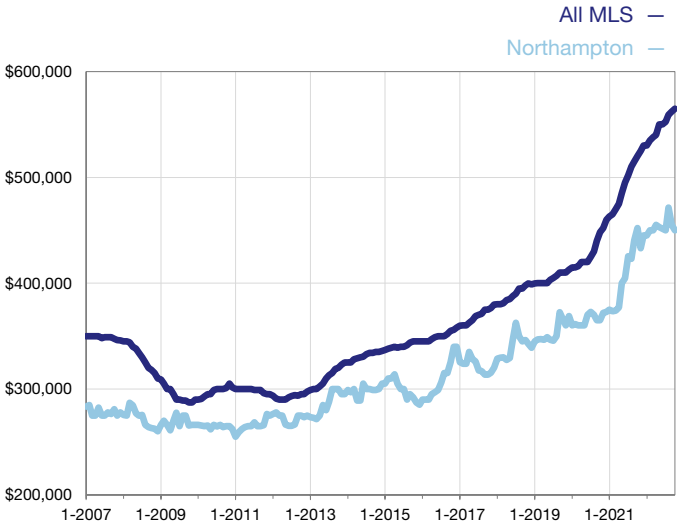
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

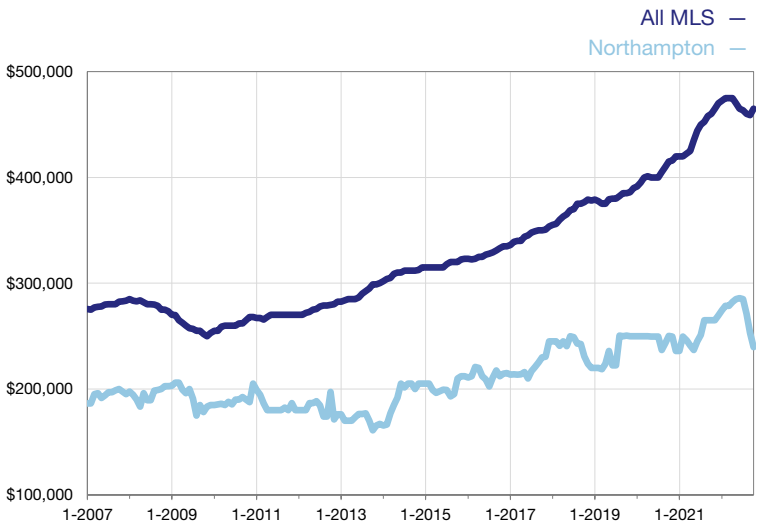
	October			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	14	**10**	- 28.6%	116	**92**	- 20.7%
Closed Sales	13	**11**	- 15.4%	116	**86**	- 25.9%
Median Sales Price*	$264,000	**$285,000**	+ 8.0%	$280,750	**$315,500**	+ 12.4%
Inventory of Homes for Sale	21	**18**	- 14.3%	--	--	--
Months Supply of Inventory	1.9	**2.1**	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	36	**26**	- 27.8%	63	**37**	- 41.3%
Percent of Original List Price Received*	102.7%	**103.7%**	+ 1.0%	99.1%	**105.7%**	+ 6.7%
New Listings	16	**8**	- 50.0%	127	**117**	- 7.9%

* 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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