

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	6	- 25.0%	109	104	- 4.6%
Closed Sales	8	5	- 37.5%	104	107	+ 2.9%
Median Sales Price*	\$393,500	\$375,000	- 4.7%	\$350,000	\$385,000	+ 10.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	19	34	+ 78.9%	23	21	- 8.7%
Percent of Original List Price Received*	102.2%	98.3%	- 3.8%	105.4%	108.4%	+ 2.8%
New Listings	3	6	+ 100.0%	113	112	- 0.9%

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

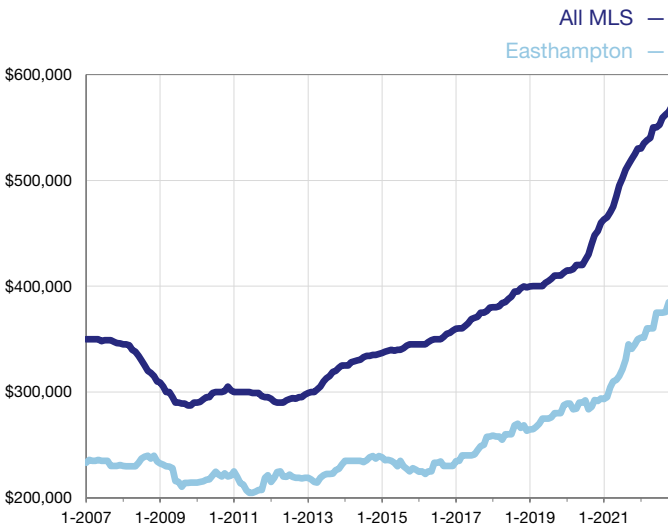
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	27	26	- 3.7%
Closed Sales	3	4	+ 33.3%	26	25	- 3.8%
Median Sales Price*	\$386,000	\$394,950	+ 2.3%	\$244,950	\$380,000	+ 55.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	39	18	- 53.8%	23	30	+ 30.4%
Percent of Original List Price Received*	90.9%	101.7%	+ 11.9%	102.0%	105.9%	+ 3.8%
New Listings	2	1	- 50.0%	42	40	- 4.8%

* 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

