

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	10	- 9.1%	198	162	- 18.2%
Closed Sales	15	13	- 13.3%	197	168	- 14.7%
Median Sales Price*	\$513,000	<b>\$416,000</b>	- 18.9%	\$445,000	<b>\$473,000</b>	+ 6.3%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	44	45	+ 2.3%	39	36	- 7.7%
Percent of Original List Price Received*	106.1%	<b>103.4%</b>	- 2.5%	103.0%	<b>104.7%</b>	+ 1.7%
New Listings	8	4	- 50.0%	231	199	- 13.9%

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

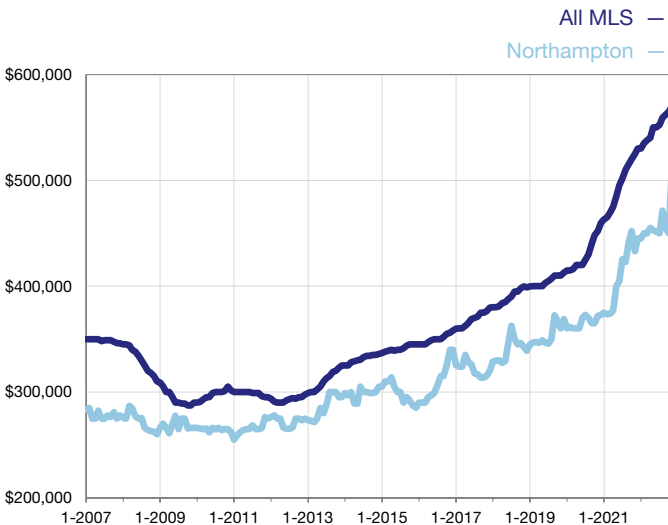
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	128	102	- 20.3%
Closed Sales	7	7	0.0%	134	103	- 23.1%
Median Sales Price*	\$190,000	<b>\$270,000</b>	+ 42.1%	\$269,500	<b>\$313,000</b>	+ 16.1%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	14	26	+ 85.7%	57	34	- 40.4%
Percent of Original List Price Received*	103.4%	<b>103.5%</b>	+ 0.1%	99.4%	<b>105.3%</b>	+ 5.9%
New Listings	3	4	+ 33.3%	133	125	- 6.0%

\* 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

