

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	10	6	- 40.0%	10	6	- 40.0%
Median Sales Price*	\$385,000	\$340,500	- 11.6%	\$385,000	\$340,500	- 11.6%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	32	16	- 50.0%	32	16	- 50.0%
Percent of Original List Price Received*	107.0%	107.3%	+ 0.3%	107.0%	107.3%	+ 0.3%
New Listings	9	6	- 33.3%	9	6	- 33.3%

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

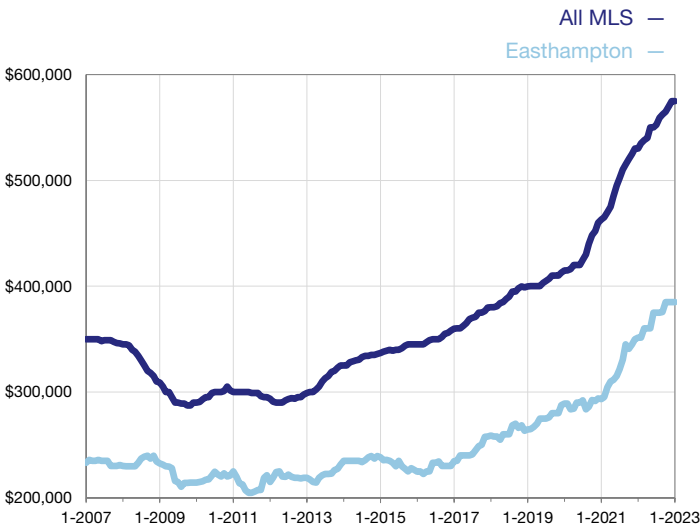
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

