

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	13	7	- 46.2%
Closed Sales	17	10	- 41.2%	17	10	- 41.2%
Median Sales Price*	\$375,000	<b>\$566,250</b>	+ 51.0%	\$375,000	<b>\$566,250</b>	+ 51.0%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	0.8	<b>0.8</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	<b>55</b>	+ 52.8%	36	<b>55</b>	+ 52.8%
Percent of Original List Price Received*	103.2%	<b>96.8%</b>	- 6.2%	103.2%	<b>96.8%</b>	- 6.2%
New Listings	11	6	- 45.5%	11	6	- 45.5%

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

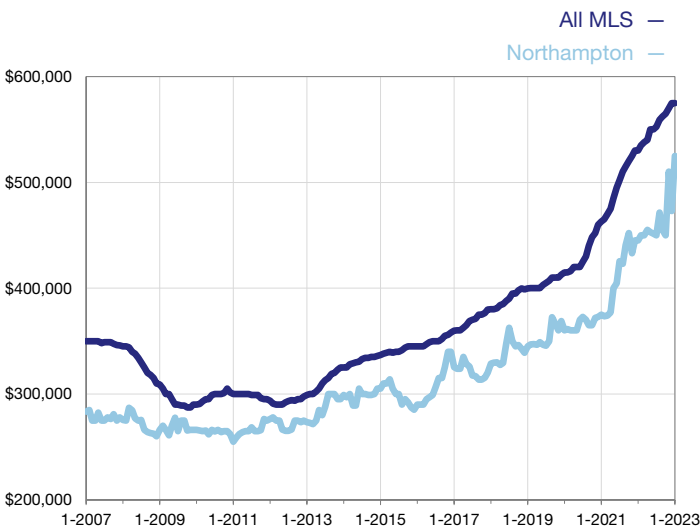
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$278,000	<b>\$327,500</b>	+ 17.8%	\$278,000	<b>\$327,500</b>	+ 17.8%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	62	<b>24</b>	- 61.3%	62	<b>24</b>	- 61.3%
Percent of Original List Price Received*	97.1%	<b>100.1%</b>	+ 3.1%	97.1%	<b>100.1%</b>	+ 3.1%
New Listings	8	6	- 25.0%	8	6	- 25.0%

\* 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

