

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	17	18	+ 5.9%	82	95	+ 15.9%
Closed Sales	23	12	- 47.8%	71	70	- 1.4%
Median Sales Price*	\$275,000	\$268,950	- 2.2%	\$255,000	\$280,000	+ 9.8%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	37	23	- 37.8%	48	53	+ 10.4%
Percent of Original List Price Received*	100.1%	99.6%	- 0.5%	100.1%	97.9%	- 2.2%
New Listings	16	17	+ 6.3%	94	96	+ 2.1%

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

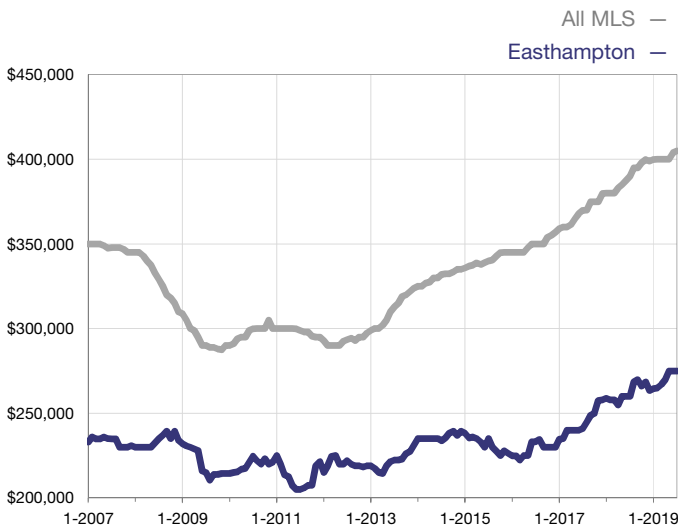
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	1	0.0%	8	18	+ 125.0%
Closed Sales	3	2	- 33.3%	10	17	+ 70.0%
Median Sales Price*	\$240,000	\$325,000	+ 35.4%	\$211,000	\$285,000	+ 35.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	17	154	+ 805.9%	19	59	+ 210.5%
Percent of Original List Price Received*	100.2%	90.6%	- 9.6%	99.5%	96.8%	- 2.7%
New Listings	0	2	--	9	16	+ 77.8%

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

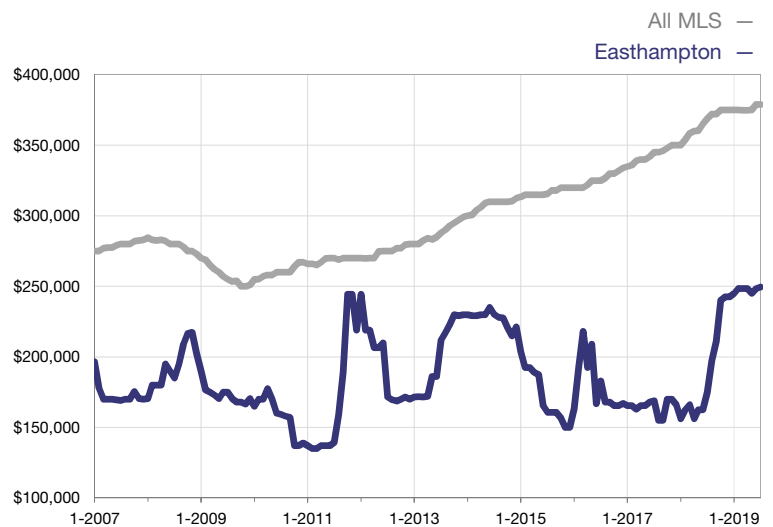
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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