Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Easthampton

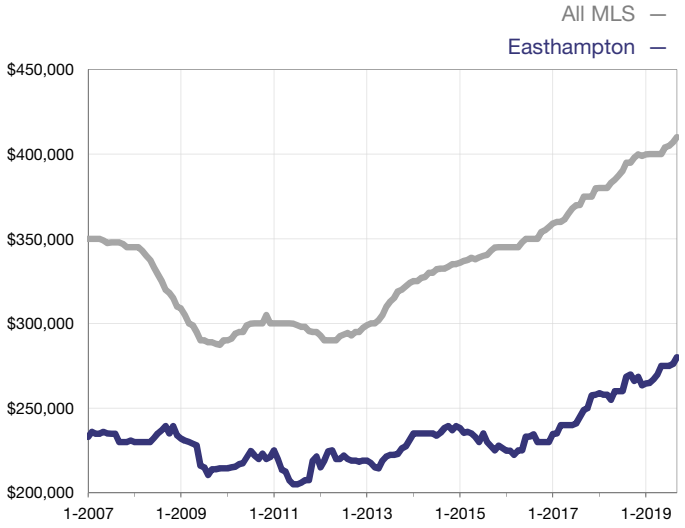
Single-Family Properties	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	11	**13**	+ 18.2%	102	**125**	+ 22.5%
Closed Sales	8	**17**	+ 112.5%	96	**105**	+ 9.4%
Median Sales Price*	$284,500	**$321,000**	+ 12.8%	$266,000	**$285,900**	+ 7.5%
Inventory of Homes for Sale	21	**15**	- 28.6%	--	--	--
Months Supply of Inventory	1.9	**1.3**	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	35	**41**	+ 17.1%	46	**47**	+ 2.2%
Percent of Original List Price Received*	99.3%	**98.6%**	- 0.7%	99.5%	**98.5%**	- 1.0%
New Listings	14	**17**	+ 21.4%	120	**129**	+ 7.5%

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

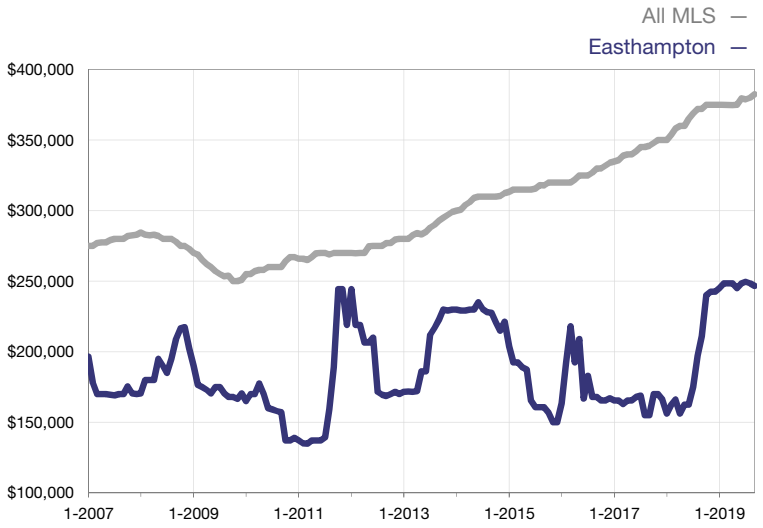
Condominium Properties	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	3	**1**	- 66.7%	14	**20**	+ 42.9%
Closed Sales	3	**2**	- 33.3%	14	**20**	+ 42.9%
Median Sales Price*	$248,500	**$159,450**	- 35.8%	$244,250	**$252,250**	+ 3.3%
Inventory of Homes for Sale	3	**1**	- 66.7%	--	--	--
Months Supply of Inventory	1.7	**0.4**	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	20	**15**	- 25.0%	24	**53**	+ 120.8%
Percent of Original List Price Received*	101.5%	**101.3%**	- 0.2%	100.0%	**97.4%**	- 2.6%
New Listings	5	**1**	- 80.0%	18	**18**	0.0%

* 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



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