

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	8	0.0%	35	26	- 25.7%
Closed Sales	9	5	- 44.4%	30	19	- 36.7%
Median Sales Price*	\$247,000	<b>\$282,000</b>	+ 14.2%	\$276,000	<b>\$310,000</b>	+ 12.3%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.0	<b>0.2</b>	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	50	<b>63</b>	+ 26.0%	57	<b>38</b>	- 33.3%
Percent of Original List Price Received*	100.0%	<b>103.7%</b>	+ 3.7%	98.5%	<b>101.5%</b>	+ 3.0%
New Listings	10	8	- 20.0%	39	25	- 35.9%

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

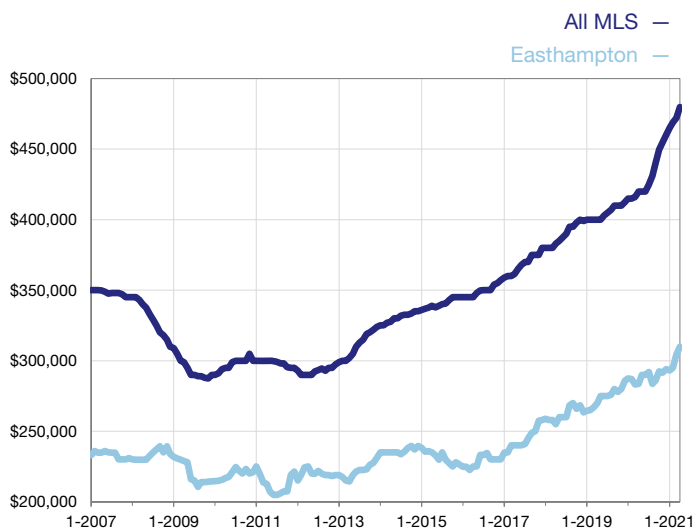
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	5	8	+ 60.0%
Closed Sales	3	2	- 33.3%	4	3	- 25.0%
Median Sales Price*	\$170,000	<b>\$213,000</b>	+ 25.3%	\$180,000	<b>\$206,000</b>	+ 14.4%
Inventory of Homes for Sale	0	9	--	--	--	--
Months Supply of Inventory	0.0	<b>5.4</b>	--	--	--	--
Cumulative Days on Market Until Sale	26	<b>21</b>	- 19.2%	25	<b>20</b>	- 20.0%
Percent of Original List Price Received*	96.2%	<b>100.4%</b>	+ 4.4%	98.9%	<b>100.8%</b>	+ 1.9%
New Listings	0	7	--	6	18	+ 200.0%

\* 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

