

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	19	+ 46.2%	60	54	- 10.0%
Closed Sales	22	10	- 54.5%	53	39	- 26.4%
Median Sales Price*	\$337,500	\$429,500	+ 27.3%	\$325,000	\$404,000	+ 24.3%
Inventory of Homes for Sale	36	23	- 36.1%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	107	87	- 18.7%	85	60	- 29.4%
Percent of Original List Price Received*	96.5%	107.7%	+ 11.6%	95.1%	103.3%	+ 8.6%
New Listings	9	32	+ 255.6%	62	69	+ 11.3%

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

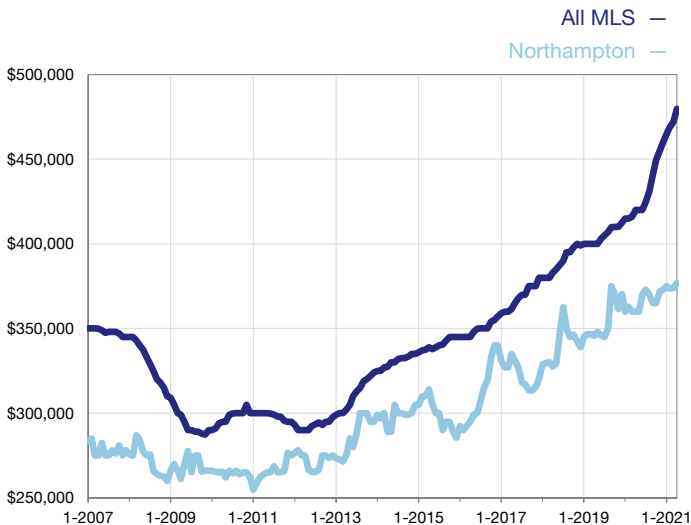
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	12	+ 200.0%	18	38	+ 111.1%
Closed Sales	4	13	+ 225.0%	17	35	+ 105.9%
Median Sales Price*	\$330,000	\$260,000	- 21.2%	\$252,750	\$260,000	+ 2.9%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	4.4	3.0	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	238	76	- 68.1%	139	87	- 37.4%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	96.9%	97.8%	+ 0.9%
New Listings	2	13	+ 550.0%	18	46	+ 155.6%

* 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

