

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	7	+ 16.7%	41	33	- 19.5%
Closed Sales	10	12	+ 20.0%	40	31	- 22.5%
Median Sales Price*	\$300,000	\$337,500	+ 12.5%	\$281,000	\$312,000	+ 11.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	28	17	- 39.3%	50	30	- 40.0%
Percent of Original List Price Received*	103.0%	109.3%	+ 6.1%	99.6%	104.5%	+ 4.9%
New Listings	7	11	+ 57.1%	46	36	- 21.7%

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

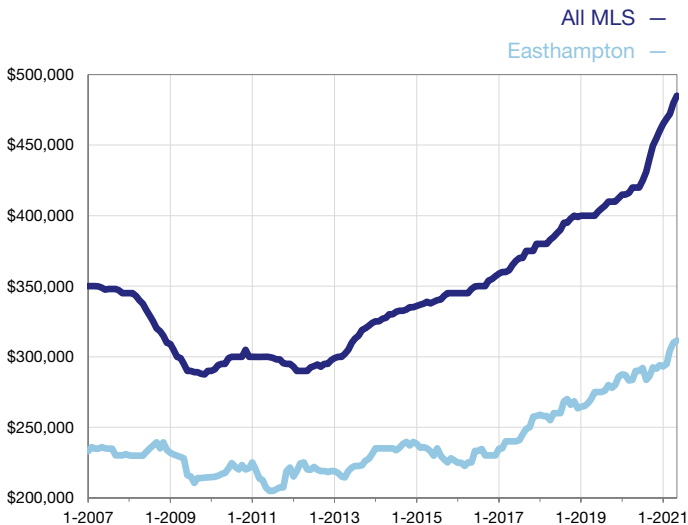
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	5	+ 400.0%	6	13	+ 116.7%
Closed Sales	2	2	0.0%	6	5	- 16.7%
Median Sales Price*	\$149,450	\$228,000	+ 52.6%	\$166,950	\$206,000	+ 23.4%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	3.6	--	--	--	--
Cumulative Days on Market Until Sale	16	11	- 31.3%	22	17	- 22.7%
Percent of Original List Price Received*	106.2%	109.9%	+ 3.5%	101.3%	104.5%	+ 3.2%
New Listings	1	2	+ 100.0%	7	20	+ 185.7%

* 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

