

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	23	+ 15.0%	80	76	- 5.0%
Closed Sales	14	13	- 7.1%	67	52	- 22.4%
Median Sales Price*	\$372,500	\$530,000	+ 42.3%	\$340,000	\$429,500	+ 26.3%
Inventory of Homes for Sale	41	13	- 68.3%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	84	30	- 64.3%	85	53	- 37.6%
Percent of Original List Price Received*	94.9%	102.1%	+ 7.6%	95.0%	103.0%	+ 8.4%
New Listings	30	15	- 50.0%	93	83	- 10.8%

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

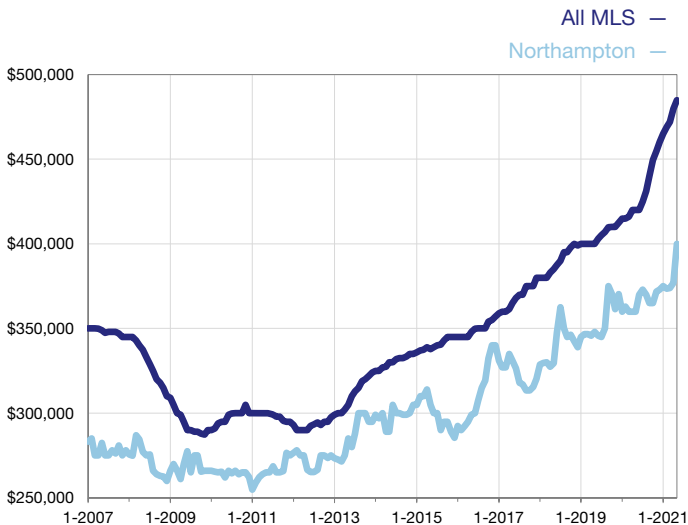
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	15	+ 150.0%	24	52	+ 116.7%
Closed Sales	2	7	+ 250.0%	19	42	+ 121.1%
Median Sales Price*	\$305,000	\$225,000	- 26.2%	\$252,750	\$253,000	+ 0.1%
Inventory of Homes for Sale	38	25	- 34.2%	--	--	--
Months Supply of Inventory	6.3	2.9	- 54.0%	--	--	--
Cumulative Days on Market Until Sale	16	56	+ 250.0%	126	81	- 35.7%
Percent of Original List Price Received*	96.7%	100.3%	+ 3.7%	96.9%	98.2%	+ 1.3%
New Listings	16	13	- 18.8%	33	59	+ 78.8%

* 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

