

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	8	+ 33.3%	101	99	- 2.0%
Closed Sales	7	11	+ 57.1%	96	102	+ 6.3%
Median Sales Price*	\$370,000	\$422,000	+ 14.1%	\$350,000	\$385,000	+ 10.0%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	23	21	- 8.7%
Percent of Original List Price Received*	106.7%	103.8%	- 2.7%	105.6%	108.9%	+ 3.1%
New Listings	9	5	- 44.4%	110	106	- 3.6%

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

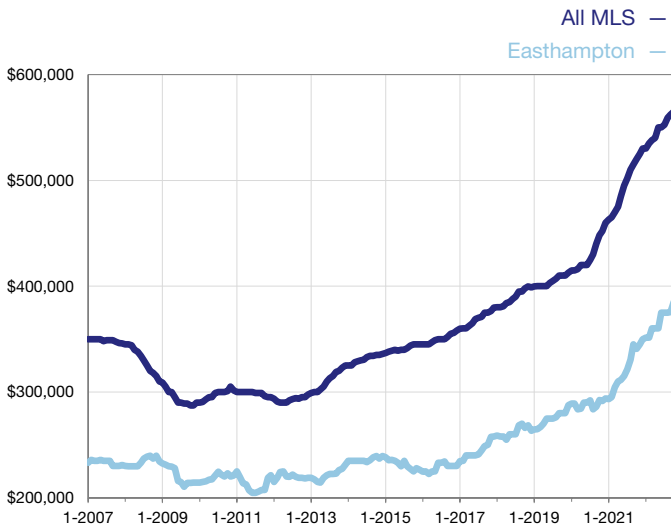
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	4	+ 100.0%	27	27	0.0%
Closed Sales	2	1	- 50.0%	23	21	- 8.7%
Median Sales Price*	\$294,000	\$509,900	+ 73.4%	\$230,000	\$380,000	+ 65.2%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	11	16	+ 45.5%	21	32	+ 52.4%
Percent of Original List Price Received*	107.1%	100.0%	- 6.6%	103.4%	106.7%	+ 3.2%
New Listings	1	3	+ 200.0%	40	39	- 2.5%

* 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

