

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	14	- 17.6%	187	154	- 17.6%
Closed Sales	21	9	- 57.1%	182	155	- 14.8%
Median Sales Price*	\$355,000	<b>\$729,900</b>	+ 105.6%	\$443,500	<b>\$492,500</b>	+ 11.0%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	25	54	+ 116.0%	38	35	- 7.9%
Percent of Original List Price Received*	102.5%	99.6%	- 2.8%	102.8%	104.8%	+ 1.9%
New Listings	14	13	- 7.1%	223	195	- 12.6%

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

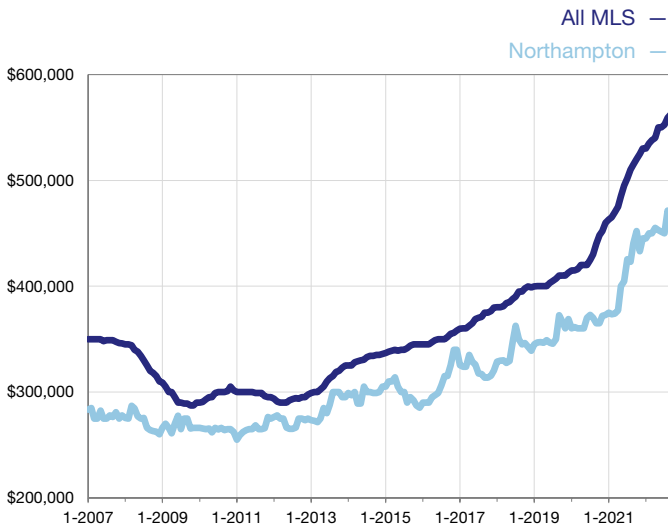
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	6	- 14.3%	123	98	- 20.3%
Closed Sales	11	10	- 9.1%	127	96	- 24.4%
Median Sales Price*	\$195,000	<b>\$312,000</b>	+ 60.0%	\$275,000	<b>\$315,500</b>	+ 14.7%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	59	35	- 40.7%
Percent of Original List Price Received*	99.9%	103.7%	+ 3.8%	99.2%	105.5%	+ 6.4%
New Listings	3	4	+ 33.3%	130	121	- 6.9%

\* 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

