

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	18	16	- 11.1%
Closed Sales	5	7	+ 40.0%	19	18	- 5.3%
Median Sales Price*	\$385,000	\$433,500	+ 12.6%	\$385,000	\$340,500	- 11.6%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	15	22	+ 46.7%	29	19	- 34.5%
Percent of Original List Price Received*	108.0%	107.3%	- 0.6%	105.4%	106.4%	+ 0.9%
New Listings	13	6	- 53.8%	27	16	- 40.7%

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

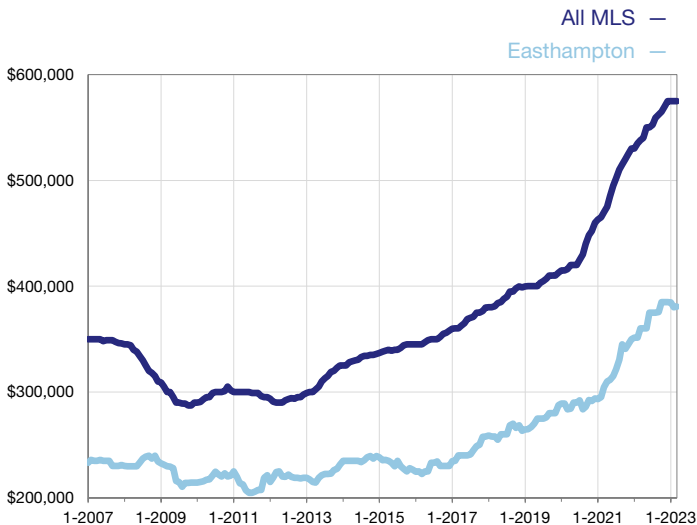
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	5	7	+ 40.0%
Closed Sales	3	4	+ 33.3%	4	6	+ 50.0%
Median Sales Price*	\$187,000	\$331,000	+ 77.0%	\$208,500	\$331,000	+ 58.8%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.7	0.7	- 74.1%	--	--	--
Cumulative Days on Market Until Sale	90	148	+ 64.4%	75	105	+ 40.0%
Percent of Original List Price Received*	95.1%	102.6%	+ 7.9%	96.3%	101.2%	+ 5.1%
New Listings	4	1	- 75.0%	7	4	- 42.9%

* 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

