

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	12	0.0%	31	23	- 25.8%
Closed Sales	8	6	- 25.0%	31	23	- 25.8%
Median Sales Price*	\$416,500	<b>\$408,450</b>	- 1.9%	\$416,000	<b>\$475,000</b>	+ 14.2%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	86	38	- 55.8%	51	42	- 17.6%
Percent of Original List Price Received*	106.2%	<b>103.6%</b>	- 2.4%	102.8%	<b>100.0%</b>	- 2.7%
New Listings	18	13	- 27.8%	36	26	- 27.8%

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

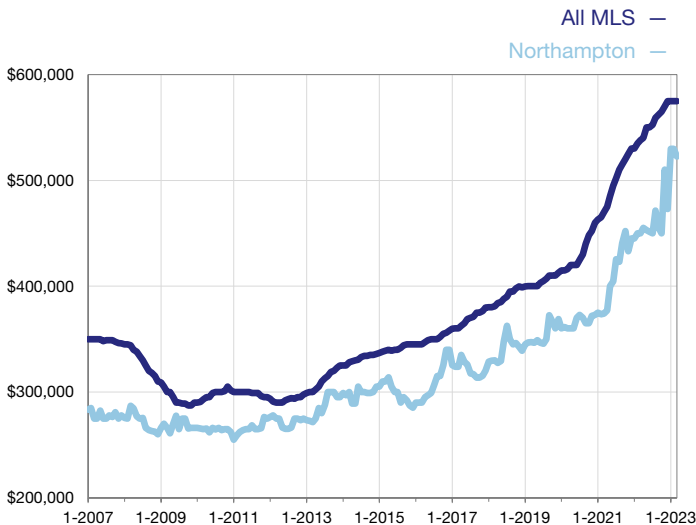
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	23	19	- 17.4%
Closed Sales	8	7	- 12.5%	18	14	- 22.2%
Median Sales Price*	\$245,250	<b>\$280,000</b>	+ 14.2%	\$279,250	<b>\$290,000</b>	+ 3.8%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	66	77	+ 16.7%	46	51	+ 10.9%
Percent of Original List Price Received*	106.7%	<b>105.3%</b>	- 1.3%	104.3%	<b>102.8%</b>	- 1.4%
New Listings	21	11	- 47.6%	37	24	- 35.1%

\* 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

