

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	28	25	- 10.7%
Closed Sales	7	5	- 28.6%	26	23	- 11.5%
Median Sales Price*	\$325,000	\$361,000	+ 11.1%	\$377,500	\$351,000	- 7.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	13	16	+ 23.1%	25	18	- 28.0%
Percent of Original List Price Received*	111.0%	102.8%	- 7.4%	106.9%	105.7%	- 1.1%
New Listings	4	15	+ 275.0%	31	31	0.0%

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

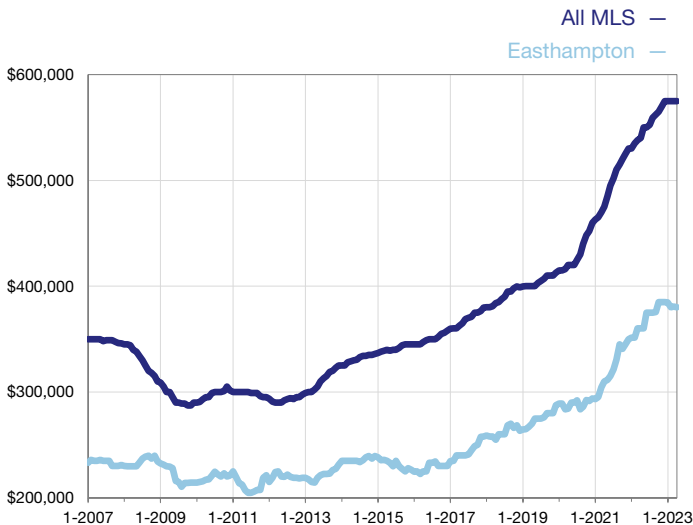
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	7	8	+ 14.3%
Closed Sales	3	1	- 66.7%	7	7	0.0%
Median Sales Price*	\$255,000	\$590,475	+ 131.6%	\$230,000	\$385,000	+ 67.4%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	12	108	+ 800.0%	48	105	+ 118.8%
Percent of Original List Price Received*	110.0%	105.5%	- 4.1%	102.2%	101.8%	- 0.4%
New Listings	2	4	+ 100.0%	9	8	- 11.1%

* 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

