

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	15	- 6.3%	47	37	- 21.3%
Closed Sales	12	9	- 25.0%	43	32	- 25.6%
Median Sales Price*	\$462,500	\$477,500	+ 3.2%	\$450,000	\$476,250	+ 5.8%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	30	51	+ 70.0%	45	44	- 2.2%
Percent of Original List Price Received*	104.8%	98.7%	- 5.8%	103.4%	99.6%	- 3.7%
New Listings	25	17	- 32.0%	61	43	- 29.5%

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

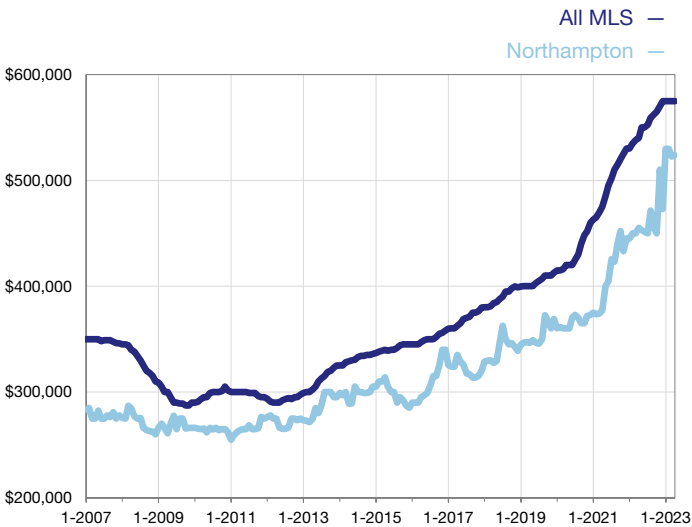
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	35	28	- 20.0%
Closed Sales	10	5	- 50.0%	28	19	- 32.1%
Median Sales Price*	\$335,250	\$310,000	- 7.5%	\$302,500	\$300,000	- 0.8%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	38	44	+ 15.8%
Percent of Original List Price Received*	108.2%	106.9%	- 1.2%	105.7%	103.9%	- 1.7%
New Listings	17	8	- 52.9%	54	32	- 40.7%

* 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

