

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	19	+ 26.7%	43	41	- 4.7%
Closed Sales	7	8	+ 14.3%	33	31	- 6.1%
Median Sales Price*	\$376,500	<b>\$370,000</b>	- 1.7%	\$376,500	<b>\$360,000</b>	- 4.4%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	15	- 25.0%	24	17	- 29.2%
Percent of Original List Price Received*	108.1%	<b>114.7%</b>	+ 6.1%	107.1%	<b>108.0%</b>	+ 0.8%
New Listings	21	15	- 28.6%	52	46	- 11.5%

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

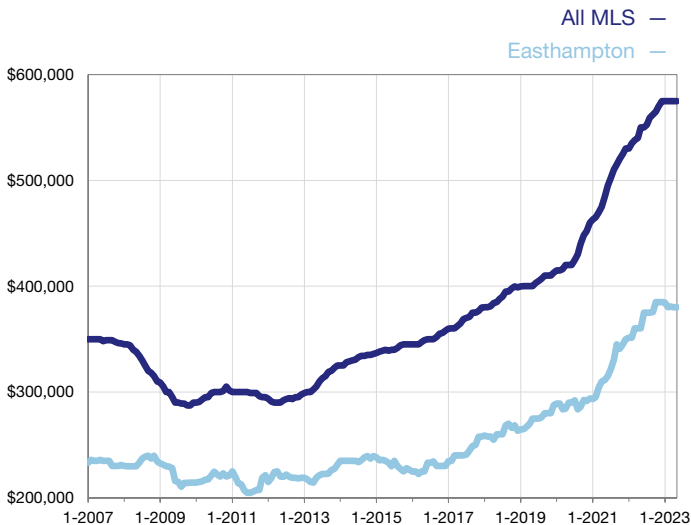
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	9	10	+ 11.1%
Closed Sales	0	1	--	7	8	+ 14.3%
Median Sales Price*	\$0	<b>\$574,900</b>	--	\$230,000	<b>\$462,450</b>	+ 101.1%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	4.4	2.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	170	--	48	113	+ 135.4%
Percent of Original List Price Received*	0.0%	<b>102.7%</b>	--	102.2%	<b>101.9%</b>	- 0.3%
New Listings	6	4	- 33.3%	14	12	- 14.3%

\* 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

