

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	24	+ 50.0%	63	57	- 9.5%
Closed Sales	15	7	- 53.3%	58	39	- 32.8%
Median Sales Price*	\$536,000	\$402,000	- 25.0%	\$452,500	\$475,000	+ 5.0%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	13	33	+ 153.8%	36	42	+ 16.7%
Percent of Original List Price Received*	112.4%	102.3%	- 9.0%	105.7%	100.1%	- 5.3%
New Listings	27	20	- 25.9%	77	61	- 20.8%

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

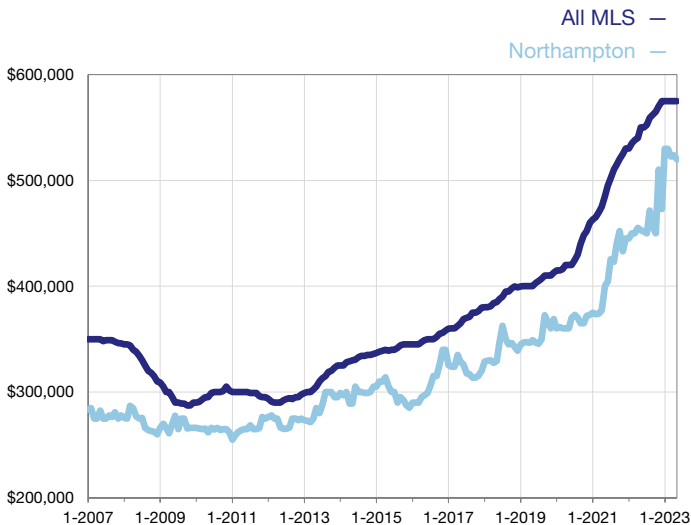
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	15	+ 36.4%	46	39	- 15.2%
Closed Sales	8	5	- 37.5%	36	24	- 33.3%
Median Sales Price*	\$535,000	\$175,500	- 67.2%	\$318,750	\$290,000	- 9.0%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	16	14	- 12.5%	33	38	+ 15.2%
Percent of Original List Price Received*	107.4%	112.5%	+ 4.7%	106.1%	105.7%	- 0.4%
New Listings	5	12	+ 140.0%	57	44	- 22.8%

* 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

