

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	54	48	- 11.1%
Closed Sales	18	11	- 38.9%	51	42	- 17.6%
Median Sales Price*	\$410,875	<b>\$376,252</b>	- 8.4%	\$400,000	<b>\$360,500</b>	- 9.9%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	15	24	+ 60.0%	21	19	- 9.5%
Percent of Original List Price Received*	116.9%	110.1%	- 5.8%	110.6%	108.5%	- 1.9%
New Listings	11	7	- 36.4%	63	53	- 15.9%

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

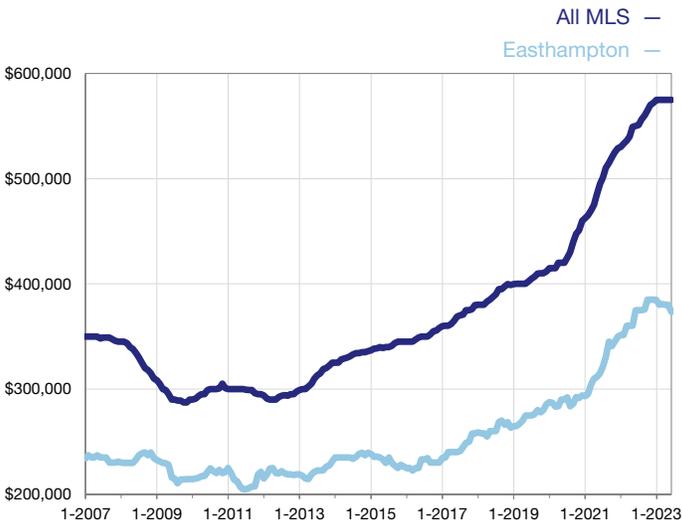
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	15	17	+ 13.3%
Closed Sales	3	3	0.0%	10	11	+ 10.0%
Median Sales Price*	\$330,000	<b>\$305,500</b>	- 7.4%	\$275,500	<b>\$385,000</b>	+ 39.7%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	5.1	1.1	- 78.4%	--	--	--
Cumulative Days on Market Until Sale	15	20	+ 33.3%	38	88	+ 131.6%
Percent of Original List Price Received*	115.1%	112.3%	- 2.4%	106.1%	104.7%	- 1.3%
New Listings	12	4	- 66.7%	26	16	- 38.5%

\* 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

