

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	27	+ 17.4%	86	80	- 7.0%
Closed Sales	17	15	- 11.8%	75	54	- 28.0%
Median Sales Price*	\$457,000	\$675,000	+ 47.7%	\$455,000	\$530,000	+ 16.5%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	47	49	+ 4.3%	39	44	+ 12.8%
Percent of Original List Price Received*	106.2%	99.0%	- 6.8%	105.8%	99.8%	- 5.7%
New Listings	20	25	+ 25.0%	97	86	- 11.3%

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

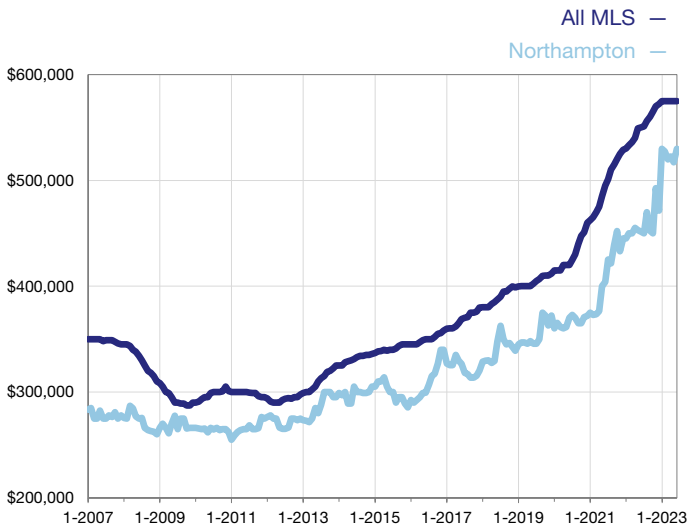
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	52	45	- 13.5%
Closed Sales	13	16	+ 23.1%	49	40	- 18.4%
Median Sales Price*	\$308,500	\$350,000	+ 13.5%	\$318,000	\$302,500	- 4.9%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	70	+ 89.2%	34	51	+ 50.0%
Percent of Original List Price Received*	105.7%	103.3%	- 2.3%	106.0%	104.7%	- 1.2%
New Listings	17	9	- 47.1%	73	53	- 27.4%

* 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

