

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	65	54	- 16.9%
Closed Sales	14	12	- 14.3%	65	54	- 16.9%
Median Sales Price*	\$388,625	\$408,000	+ 5.0%	\$395,000	\$365,500	- 7.5%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	22	14	- 36.4%	21	18	- 14.3%
Percent of Original List Price Received*	110.3%	110.4%	+ 0.1%	110.5%	109.0%	- 1.4%
New Listings	7	9	+ 28.6%	70	61	- 12.9%

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

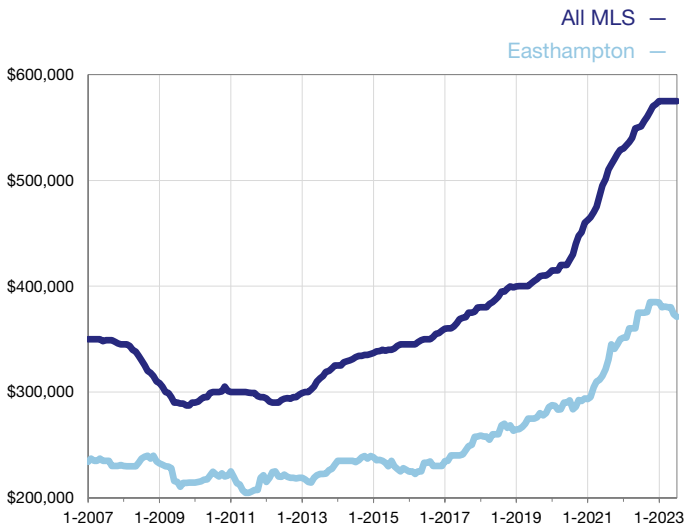
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	20	22	+ 10.0%
Closed Sales	2	1	- 50.0%	12	12	0.0%
Median Sales Price*	\$397,650	\$229,500	- 42.3%	\$275,500	\$345,250	+ 25.3%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	4.6	0.7	- 84.8%	--	--	--
Cumulative Days on Market Until Sale	6	5	- 16.7%	32	81	+ 153.1%
Percent of Original List Price Received*	119.1%	100.0%	- 16.0%	108.2%	104.3%	- 3.6%
New Listings	5	4	- 20.0%	31	20	- 35.5%

* 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

