

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	97	90	- 7.2%
Closed Sales	22	16	- 27.3%	97	70	- 27.8%
Median Sales Price*	\$651,661	\$573,750	- 12.0%	\$470,000	\$530,000	+ 12.8%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	34	37	+ 8.8%
Percent of Original List Price Received*	109.5%	109.5%	0.0%	106.6%	102.0%	- 4.3%
New Listings	19	17	- 10.5%	116	104	- 10.3%

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

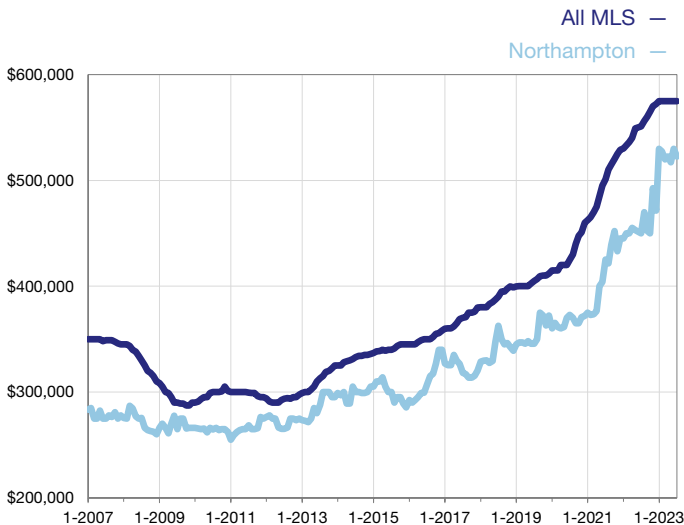
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	14	+ 40.0%	62	56	- 9.7%
Closed Sales	7	7	0.0%	56	47	- 16.1%
Median Sales Price*	\$310,000	\$340,000	+ 9.7%	\$314,000	\$305,000	- 2.9%
Inventory of Homes for Sale	23	8	- 65.2%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	12	29	+ 141.7%	31	47	+ 51.6%
Percent of Original List Price Received*	110.1%	105.7%	- 4.0%	106.5%	104.9%	- 1.5%
New Listings	7	8	+ 14.3%	80	60	- 25.0%

* 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

