

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	12	+ 140.0%	70	65	- 7.1%
Closed Sales	10	5	- 50.0%	75	59	- 21.3%
Median Sales Price*	\$370,500	\$340,000	- 8.2%	\$390,000	\$361,000	- 7.4%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	21	18	- 14.3%
Percent of Original List Price Received*	108.3%	102.9%	- 5.0%	110.2%	108.4%	- 1.6%
New Listings	10	11	+ 10.0%	80	72	- 10.0%

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

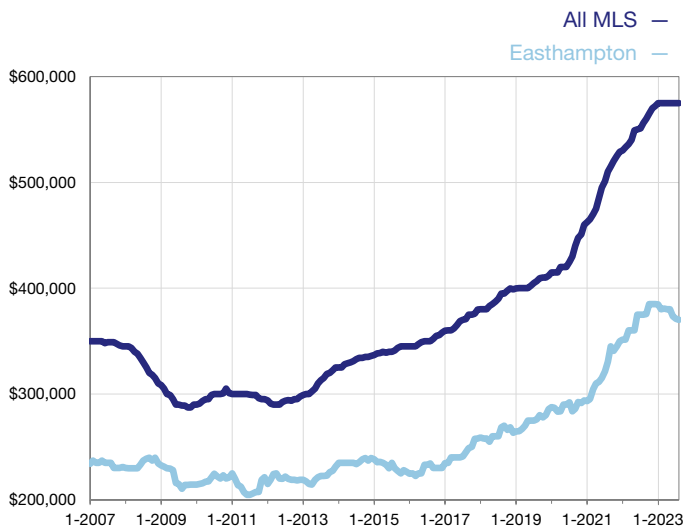
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	21	23	+ 9.5%
Closed Sales	2	7	+ 250.0%	14	19	+ 35.7%
Median Sales Price*	\$380,000	\$579,900	+ 52.6%	\$313,000	\$475,000	+ 51.8%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	4.0	0.7	- 82.5%	--	--	--
Cumulative Days on Market Until Sale	12	44	+ 266.7%	29	67	+ 131.0%
Percent of Original List Price Received*	111.9%	104.0%	- 7.1%	108.8%	104.2%	- 4.2%
New Listings	0	2	--	31	22	- 29.0%

* 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

