

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	21	+ 31.3%	113	107	- 5.3%
Closed Sales	14	24	+ 71.4%	111	94	- 15.3%
Median Sales Price*	\$585,500	<b>\$441,250</b>	- 24.6%	\$510,000	<b>\$492,500</b>	- 3.4%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	26	16	- 38.5%	33	32	- 3.0%
Percent of Original List Price Received*	105.6%	<b>113.2%</b>	+ 7.2%	106.5%	<b>104.9%</b>	- 1.5%
New Listings	19	15	- 21.1%	135	118	- 12.6%

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

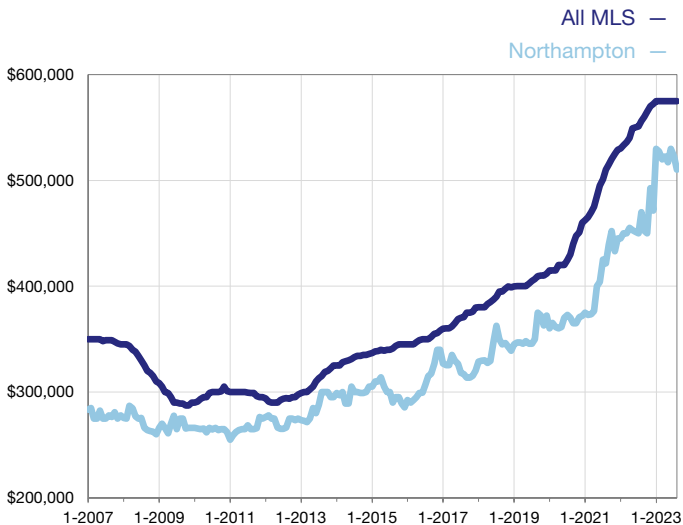
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	69	62	- 10.1%
Closed Sales	9	11	+ 22.2%	65	58	- 10.8%
Median Sales Price*	\$307,000	<b>\$321,000</b>	+ 4.6%	\$310,000	<b>\$312,450</b>	+ 0.8%
Inventory of Homes for Sale	27	6	- 77.8%	--	--	--
Months Supply of Inventory	3.1	0.8	- 74.2%	--	--	--
Cumulative Days on Market Until Sale	18	102	+ 466.7%	30	58	+ 93.3%
Percent of Original List Price Received*	112.7%	<b>107.8%</b>	- 4.3%	107.4%	<b>105.4%</b>	- 1.9%
New Listings	11	6	- 45.5%	91	66	- 27.5%

\* 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

