

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	79	72	- 8.9%
Closed Sales	9	10	+ 11.1%	84	69	- 17.9%
Median Sales Price*	\$372,000	\$424,950	+ 14.2%	\$385,000	\$376,252	- 2.3%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	21	17	- 19.0%
Percent of Original List Price Received*	106.1%	106.4%	+ 0.3%	109.8%	108.1%	- 1.5%
New Listings	13	8	- 38.5%	93	82	- 11.8%

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

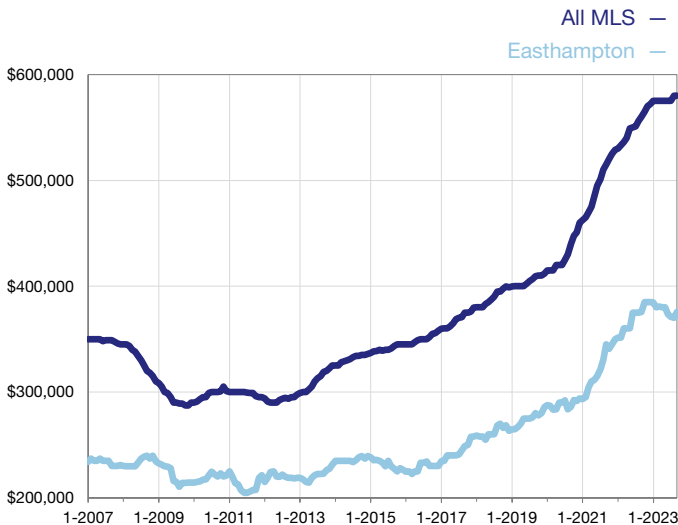
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	21	24	+ 14.3%
Closed Sales	1	0	- 100.0%	15	19	+ 26.7%
Median Sales Price*	\$475,000	\$0	- 100.0%	\$330,000	\$475,000	+ 43.9%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	4.4	1.1	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	28	67	+ 139.3%
Percent of Original List Price Received*	119.0%	0.0%	- 100.0%	109.4%	104.2%	- 4.8%
New Listings	0	1	--	31	23	- 25.8%

* 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

