

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	13	- 18.8%	129	118	- 8.5%
Closed Sales	22	18	- 18.2%	133	113	- 15.0%
Median Sales Price*	\$420,000	\$472,500	+ 12.5%	\$471,500	\$485,000	+ 2.9%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	46	26	- 43.5%	35	31	- 11.4%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	105.3%	103.8%	- 1.4%
New Listings	11	21	+ 90.9%	146	137	- 6.2%

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

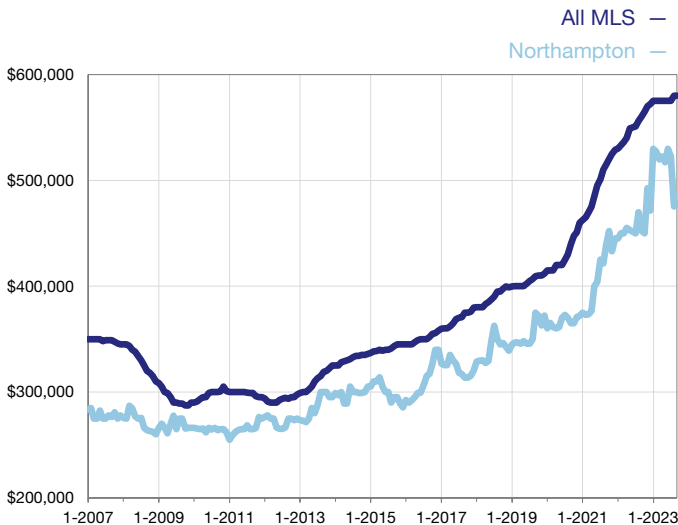
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	4	- 66.7%	81	65	- 19.8%
Closed Sales	9	5	- 44.4%	74	63	- 14.9%
Median Sales Price*	\$428,000	\$225,000	- 47.4%	\$328,250	\$305,000	- 7.1%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	78	109	+ 39.7%	35	62	+ 77.1%
Percent of Original List Price Received*	97.7%	100.6%	+ 3.0%	106.2%	105.0%	- 1.1%
New Listings	15	9	- 40.0%	106	74	- 30.2%

* 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

