

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	91	79	- 13.2%
Closed Sales	7	8	+ 14.3%	91	77	- 15.4%
Median Sales Price*	\$370,000	\$515,600	+ 39.4%	\$385,000	\$376,500	- 2.2%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	21	19	- 9.5%
Percent of Original List Price Received*	106.0%	105.4%	- 0.6%	109.5%	107.9%	- 1.5%
New Listings	7	7	0.0%	100	87	- 13.0%

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

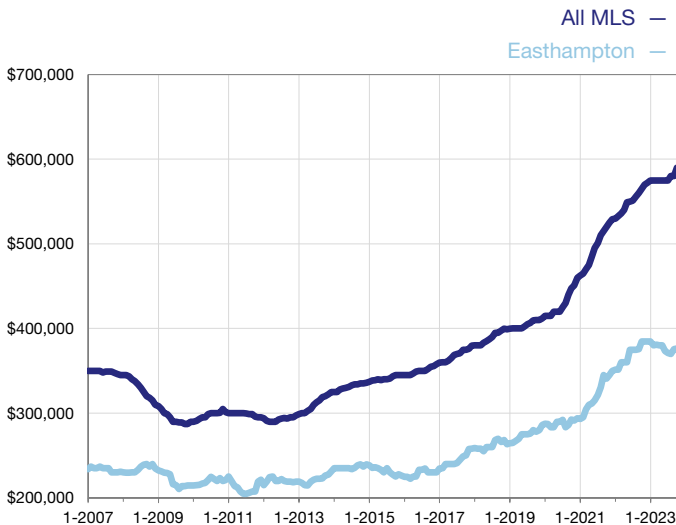
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	22	26	+ 18.2%
Closed Sales	5	3	- 40.0%	20	22	+ 10.0%
Median Sales Price*	\$475,000	\$594,900	+ 25.2%	\$365,000	\$544,900	+ 49.3%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	4.6	0.7	- 84.8%	--	--	--
Cumulative Days on Market Until Sale	46	73	+ 58.7%	33	68	+ 106.1%
Percent of Original List Price Received*	100.0%	105.5%	+ 5.5%	107.1%	104.4%	- 2.5%
New Listings	4	1	- 75.0%	35	24	- 31.4%

* 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

