

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	16	+ 77.8%	138	131	- 5.1%
Closed Sales	12	12	0.0%	145	125	- 13.8%
Median Sales Price*	\$440,000	<b>\$420,500</b>	- 4.4%	\$471,500	<b>\$477,500</b>	+ 1.3%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	17	27	+ 58.8%	34	30	- 11.8%
Percent of Original List Price Received*	101.9%	<b>102.0%</b>	+ 0.1%	105.0%	<b>103.7%</b>	- 1.2%
New Listings	13	11	- 15.4%	159	147	- 7.5%

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

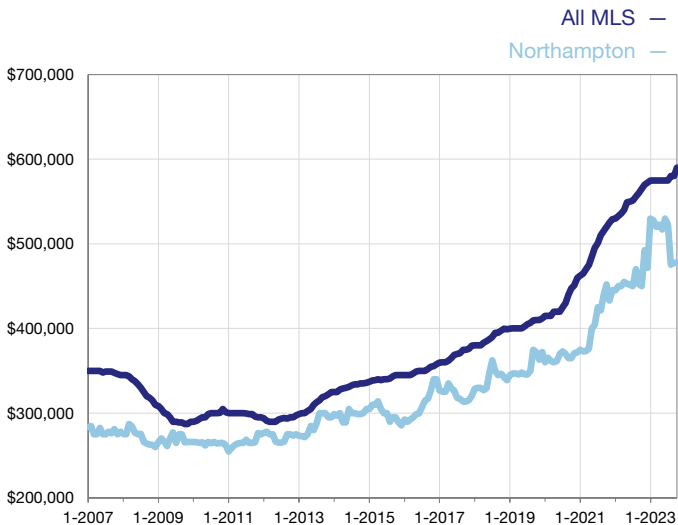
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	91	71	- 22.0%
Closed Sales	11	3	- 72.7%	85	66	- 22.4%
Median Sales Price*	\$285,000	<b>\$396,250</b>	+ 39.0%	\$313,000	<b>\$307,500</b>	- 1.8%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	26	17	- 34.6%	34	60	+ 76.5%
Percent of Original List Price Received*	103.7%	<b>104.1%</b>	+ 0.4%	105.9%	<b>105.0%</b>	- 0.8%
New Listings	8	10	+ 25.0%	114	84	- 26.3%

\* 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

