

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	98	83	- 15.3%
Closed Sales	11	6	- 45.5%	102	83	- 18.6%
Median Sales Price*	\$422,000	<b>\$401,000</b>	- 5.0%	\$385,000	<b>\$380,000</b>	- 1.3%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	19	+ 5.6%	21	19	- 9.5%
Percent of Original List Price Received*	103.8%	<b>106.9%</b>	+ 3.0%	108.9%	<b>107.8%</b>	- 1.0%
New Listings	5	7	+ 40.0%	105	94	- 10.5%

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

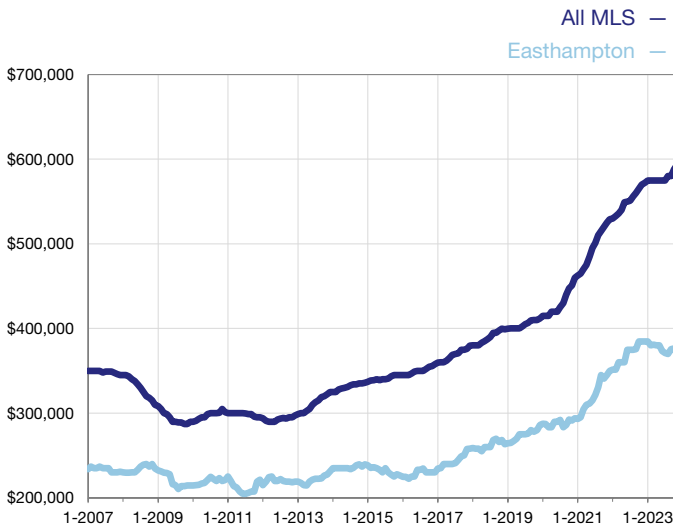
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	26	26	0.0%
Closed Sales	1	6	+ 500.0%	21	28	+ 33.3%
Median Sales Price*	\$509,900	<b>\$563,225</b>	+ 10.5%	\$380,000	<b>\$549,900</b>	+ 44.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.5	1.2	- 65.7%	--	--	--
Cumulative Days on Market Until Sale	16	28	+ 75.0%	32	60	+ 87.5%
Percent of Original List Price Received*	100.0%	<b>103.0%</b>	+ 3.0%	106.7%	<b>104.1%</b>	- 2.4%
New Listings	3	1	- 66.7%	38	25	- 34.2%

\* 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

