

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	150	139	- 7.3%
Closed Sales	9	17	+ 88.9%	154	142	- 7.8%
Median Sales Price*	\$729,900	\$510,000	- 30.1%	\$475,000	\$487,500	+ 2.6%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	54	24	- 55.6%	35	30	- 14.3%
Percent of Original List Price Received*	99.6%	99.6%	0.0%	104.7%	103.2%	- 1.4%
New Listings	12	8	- 33.3%	171	156	- 8.8%

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

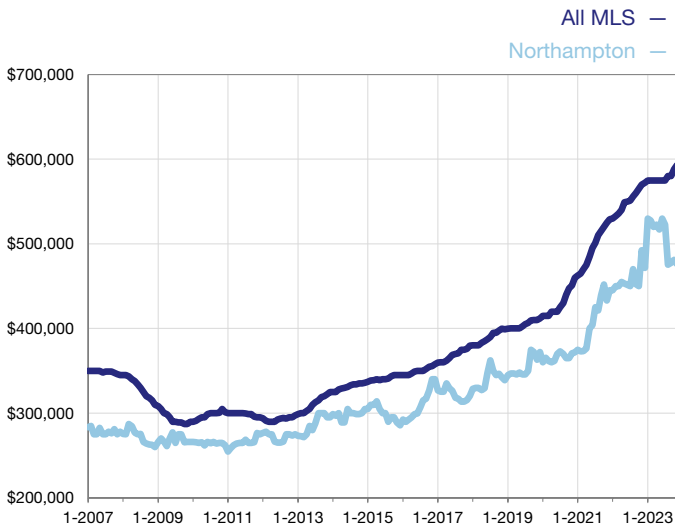
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	97	77	- 20.6%
Closed Sales	10	7	- 30.0%	95	73	- 23.2%
Median Sales Price*	\$312,000	\$310,000	- 0.6%	\$313,000	\$310,000	- 1.0%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	23	16	- 30.4%	33	56	+ 69.7%
Percent of Original List Price Received*	103.7%	108.0%	+ 4.1%	105.6%	105.3%	- 0.3%
New Listings	4	2	- 50.0%	118	88	- 25.4%

* 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

