

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	104	93	- 10.6%
Closed Sales	5	7	+ 40.0%	107	90	- 15.9%
Median Sales Price*	\$375,000	<b>\$325,000</b>	- 13.3%	\$385,000	<b>\$378,250</b>	- 1.8%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.5%	21	19	- 9.5%
Percent of Original List Price Received*	98.3%	105.9%	+ 7.7%	108.4%	107.6%	- 0.7%
New Listings	5	10	+ 100.0%	110	104	- 5.5%

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

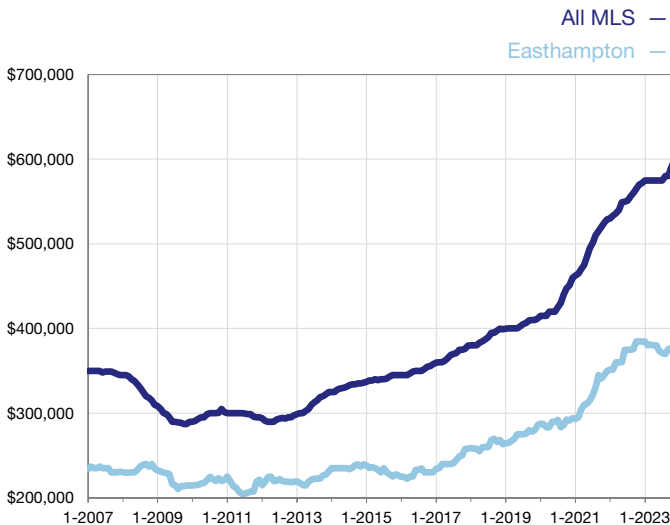
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	26	27	+ 3.8%
Closed Sales	4	0	- 100.0%	25	28	+ 12.0%
Median Sales Price*	\$394,950	<b>\$0</b>	- 100.0%	\$380,000	<b>\$549,900</b>	+ 44.7%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	30	60	+ 100.0%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	105.9%	104.1%	- 1.7%
New Listings	1	1	0.0%	39	26	- 33.3%

\* 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

