

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	160	145	- 9.4%
Closed Sales	13	4	- 69.2%	167	146	- 12.6%
Median Sales Price*	\$416,000	\$512,500	+ 23.2%	\$471,500	\$487,500	+ 3.4%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	45	11	- 75.6%	36	29	- 19.4%
Percent of Original List Price Received*	103.4%	103.7%	+ 0.3%	104.6%	103.2%	- 1.3%
New Listings	4	4	0.0%	175	159	- 9.1%

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

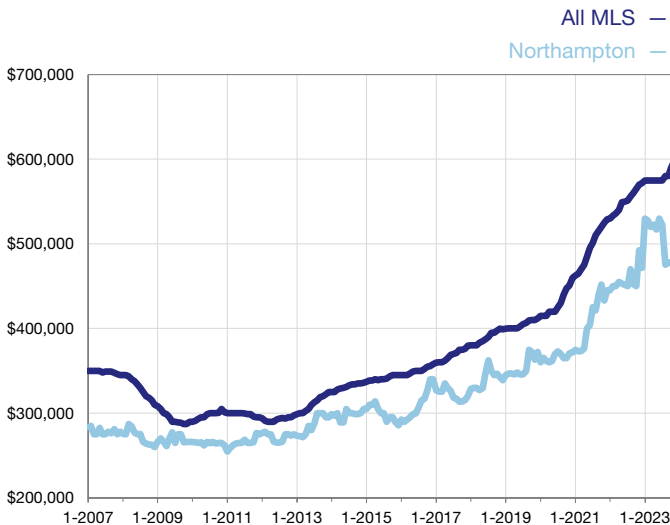
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	101	83	- 17.8%
Closed Sales	7	3	- 57.1%	102	77	- 24.5%
Median Sales Price*	\$270,000	\$281,000	+ 4.1%	\$312,000	\$305,000	- 2.2%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	26	43	+ 65.4%	33	55	+ 66.7%
Percent of Original List Price Received*	103.5%	103.6%	+ 0.1%	105.5%	105.3%	- 0.2%
New Listings	4	3	- 25.0%	122	91	- 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

