

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

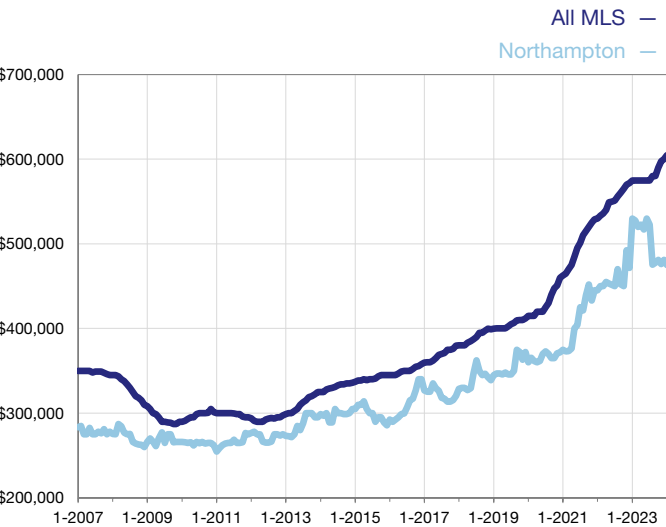
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales				11	7	- 36.4%	11	7	- 36.4%
Median Sales Price*				\$577,500	\$450,000	- 22.1%	\$577,500	\$450,000	- 22.1%
Inventory of Homes for Sale				13	10	- 23.1%	--	--	--
Months Supply of Inventory				1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale				52	32	- 38.5%	52	32	- 38.5%
Percent of Original List Price Received*				97.0%	102.3%	+ 5.5%	97.0%	102.3%	+ 5.5%
New Listings				5	10	+ 100.0%	5	10	+ 100.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	3	0.0%	3	3	0.0%
Closed Sales				5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*				\$327,500	\$293,000	- 10.5%	\$327,500	\$293,000	- 10.5%
Inventory of Homes for Sale				18	9	- 50.0%	--	--	--
Months Supply of Inventory				2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale				24	41	+ 70.8%	24	41	+ 70.8%
Percent of Original List Price Received*				100.1%	99.0%	- 1.1%	100.1%	99.0%	- 1.1%
New Listings				6	6	0.0%	6	6	0.0%

* 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

