

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

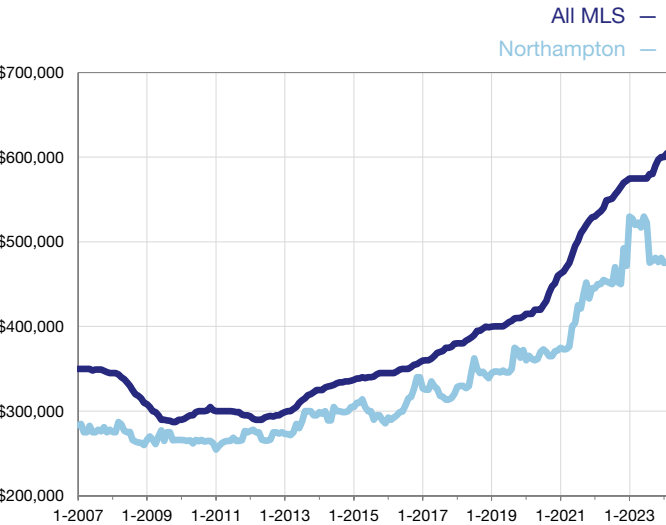
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	7	+ 40.0%	11	12	+ 9.1%
Closed Sales				6	4	- 33.3%	17	11	- 35.3%
Median Sales Price*				\$334,375	\$385,000	+ 15.1%	\$535,000	\$420,000	- 21.5%
Inventory of Homes for Sale				13	12	- 7.7%	--	--	--
Months Supply of Inventory				1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale				27	16	- 40.7%	43	26	- 39.5%
Percent of Original List Price Received*				101.8%	106.4%	+ 4.5%	98.7%	103.8%	+ 5.2%
New Listings				7	9	+ 28.6%	12	18	+ 50.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	5	- 16.7%	9	8	- 11.1%
Closed Sales				2	3	+ 50.0%	7	9	+ 28.6%
Median Sales Price*				\$285,825	\$350,000	+ 22.5%	\$327,500	\$350,000	+ 6.9%
Inventory of Homes for Sale				18	10	- 44.4%	--	--	--
Months Supply of Inventory				2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale				28	56	+ 100.0%	25	46	+ 84.0%
Percent of Original List Price Received*				100.7%	98.5%	- 2.2%	100.3%	98.9%	- 1.4%
New Listings				7	7	0.0%	13	13	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

