

# Northampton

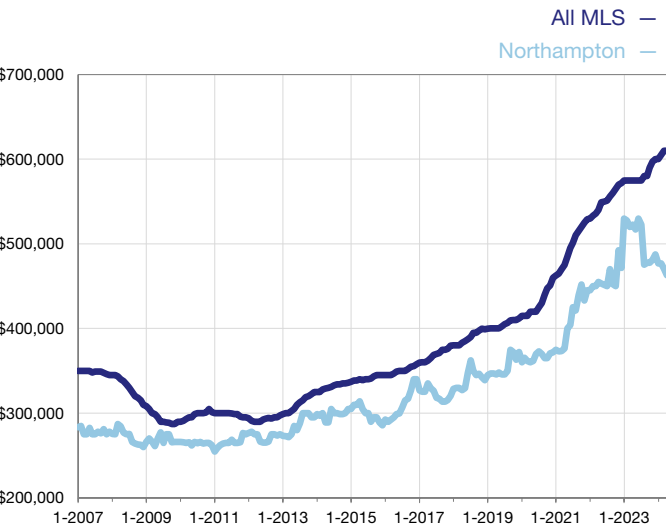
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	33	36	+ 9.1%
Closed Sales	9	7	- 22.2%	32	26	- 18.8%
Median Sales Price*	\$477,500	\$421,000	- 11.8%	\$476,250	\$420,500	- 11.7%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	51	10	- 80.4%	44	32	- 27.3%
Percent of Original List Price Received*	98.7%	109.4%	+ 10.8%	99.6%	103.0%	+ 3.4%
New Listings	17	22	+ 29.4%	41	49	+ 19.5%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	24	26	+ 8.3%
Closed Sales	5	7	+ 40.0%	19	21	+ 10.5%
Median Sales Price*	\$310,000	\$380,000	+ 22.6%	\$300,000	\$380,000	+ 26.7%
Inventory of Homes for Sale	22	3	- 86.4%	--	--	--
Months Supply of Inventory	2.9	0.4	- 86.2%	--	--	--
Cumulative Days on Market Until Sale	23	37	+ 60.9%	44	69	+ 56.8%
Percent of Original List Price Received*	106.9%	102.6%	- 4.0%	103.9%	100.4%	- 3.4%
New Listings	8	8	0.0%	32	26	- 18.8%

\* 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

