

Northampton

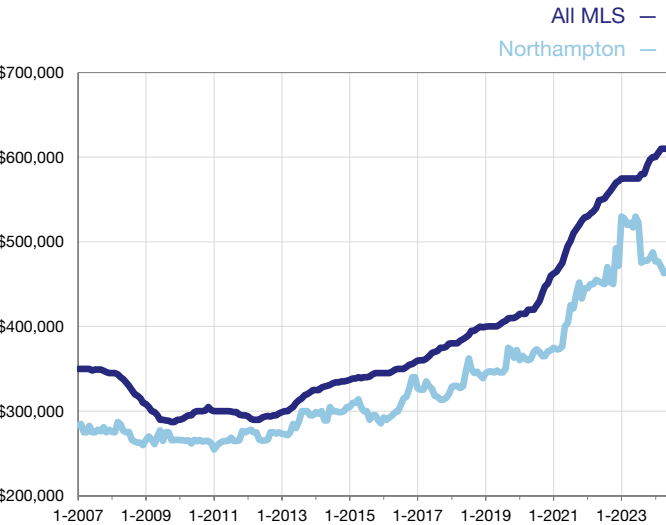
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	21	+ 5.0%	53	53	0.0%
Closed Sales	7	10	+ 42.9%	39	36	- 7.7%
Median Sales Price*	\$402,000	\$555,825	+ 38.3%	\$475,000	\$433,000	- 8.8%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	42	30	- 28.6%
Percent of Original List Price Received*	102.3%	107.3%	+ 4.9%	100.1%	104.2%	+ 4.1%
New Listings	20	19	- 5.0%	61	65	+ 6.6%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	7	- 41.7%	36	31	- 13.9%
Closed Sales	5	7	+ 40.0%	24	28	+ 16.7%
Median Sales Price*	\$175,500	\$602,500	+ 243.3%	\$290,000	\$402,500	+ 38.8%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	14	145	+ 935.7%	38	88	+ 131.6%
Percent of Original List Price Received*	112.5%	103.0%	- 8.4%	105.7%	101.0%	- 4.4%
New Listings	12	9	- 25.0%	44	36	- 18.2%

* 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

