

Northampton

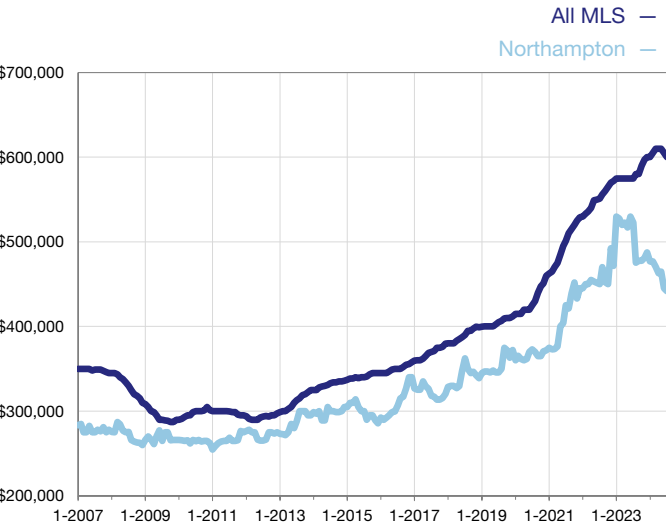
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	25	+ 108.3%	86	92	+ 7.0%
Closed Sales	16	13	- 18.8%	70	68	- 2.9%
Median Sales Price*	\$573,750	\$700,000	+ 22.0%	\$530,000	\$509,250	- 3.9%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	15	30	+ 100.0%	37	27	- 27.0%
Percent of Original List Price Received*	109.5%	107.2%	- 2.1%	102.0%	105.4%	+ 3.3%
New Listings	16	16	0.0%	101	106	+ 5.0%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	12	- 7.7%	55	51	- 7.3%
Closed Sales	7	9	+ 28.6%	47	47	0.0%
Median Sales Price*	\$340,000	\$365,000	+ 7.4%	\$305,000	\$376,500	+ 23.4%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 20.7%	47	65	+ 38.3%
Percent of Original List Price Received*	105.7%	101.9%	- 3.6%	104.9%	101.7%	- 3.1%
New Listings	8	9	+ 12.5%	60	58	- 3.3%

* 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

