

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	3	- 66.7%	62	59	- 4.8%
Closed Sales	5	7	+ 40.0%	59	61	+ 3.4%
Median Sales Price*	\$340,000	\$441,000	+ 29.7%	\$361,000	\$400,000	+ 10.8%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	13	- 23.5%	18	32	+ 77.8%
Percent of Original List Price Received*	102.9%	106.7%	+ 3.7%	108.4%	105.0%	- 3.1%
New Listings	10	7	- 30.0%	71	58	- 18.3%

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

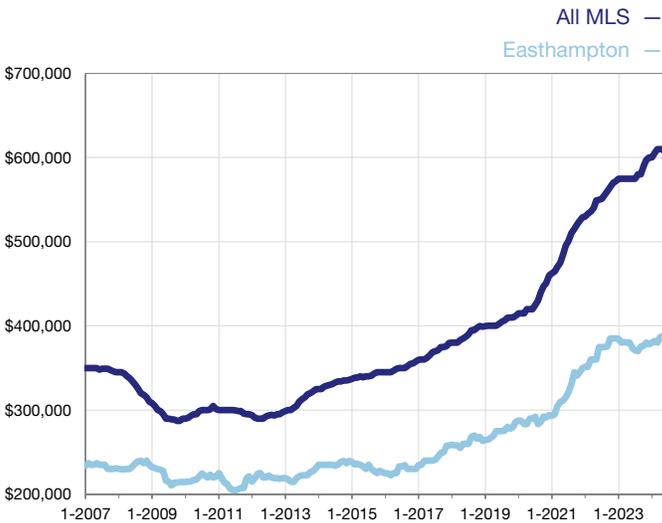
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	4	+ 100.0%	23	17	- 26.1%
Closed Sales	7	1	- 85.7%	19	12	- 36.8%
Median Sales Price*	\$579,900	\$250,000	- 56.9%	\$475,000	\$304,000	- 36.0%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	44	22	- 50.0%	67	37	- 44.8%
Percent of Original List Price Received*	104.0%	96.2%	- 7.5%	104.2%	102.0%	- 2.1%
New Listings	2	1	- 50.0%	22	21	- 4.5%

* 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

