

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

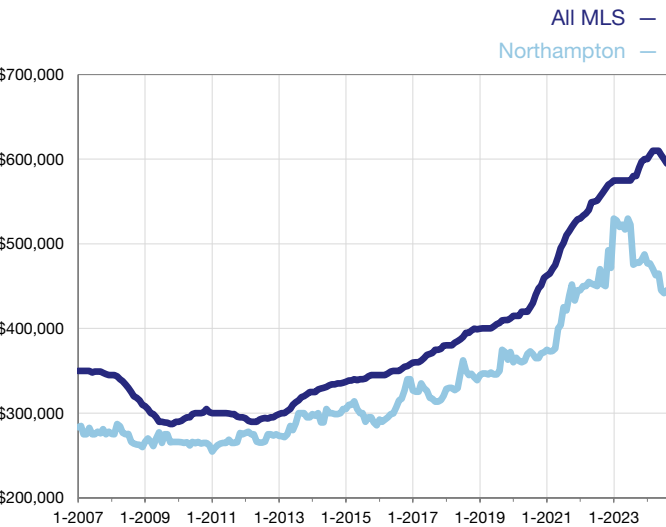
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	13	- 31.6%	105	100	- 4.8%
Closed Sales	25	21	- 16.0%	95	89	- 6.3%
Median Sales Price*	\$440,000	\$570,000	+ 29.5%	\$485,000	\$515,000	+ 6.2%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	16	33	+ 106.3%	32	29	- 9.4%
Percent of Original List Price Received*	112.7%	104.6%	- 7.2%	104.8%	105.2%	+ 0.4%
New Listings	14	11	- 21.4%	115	116	+ 0.9%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	13	+ 116.7%	61	60	- 1.6%
Closed Sales	11	8	- 27.3%	58	55	- 5.2%
Median Sales Price*	\$321,000	\$477,500	+ 48.8%	\$312,450	\$380,000	+ 21.6%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--
Cumulative Days on Market Until Sale	102	19	- 81.4%	58	58	0.0%
Percent of Original List Price Received*	107.8%	102.3%	- 5.1%	105.4%	101.8%	- 3.4%
New Listings	5	12	+ 140.0%	65	71	+ 9.2%

* 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

