

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 10 | 18 | + 80.0% | 115 | 116 | + 0.9% |
| Closed Sales | 18 | 15 | - 16.7% | 113 | 104 | - 8.0% |
| Median Sales Price* | \$472,500 | \$670,000 | + 41.8% | \$485,000 | \$570,825 | + 17.7% |
| Inventory of Homes for Sale | 24 | 23 | - 4.2% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.9 | - 5.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 36 | + 38.5% | 31 | 30 | - 3.2% |
| Percent of Original List Price Received* | 98.5% | 102.3% | + 3.9% | 103.8% | 104.8% | + 1.0% |
| New Listings | 21 | 23 | + 9.5% | 136 | 138 | + 1.5% |

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

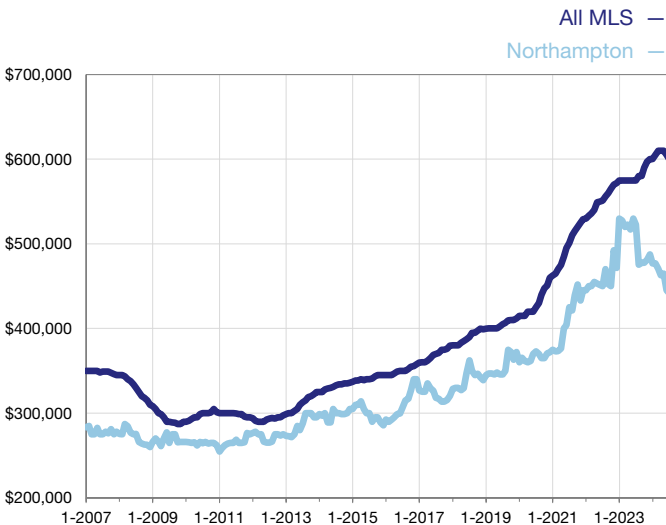
Condominium Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 2 | 15 | + 650.0% | 63 | 72 | + 14.3% |
| Closed Sales | 5 | 10 | + 100.0% | 63 | 65 | + 3.2% |
| Median Sales Price* | \$225,000 | \$279,500 | + 24.2% | \$305,000 | \$365,000 | + 19.7% |
| Inventory of Homes for Sale | 15 | 13 | - 13.3% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 1.7 | - 22.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 109 | 27 | - 75.2% | 62 | 53 | - 14.5% |
| Percent of Original List Price Received* | 100.6% | 97.9% | - 2.7% | 105.0% | 101.2% | - 3.6% |
| New Listings | 10 | 12 | + 20.0% | 75 | 83 | + 10.7% |

* 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

