

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

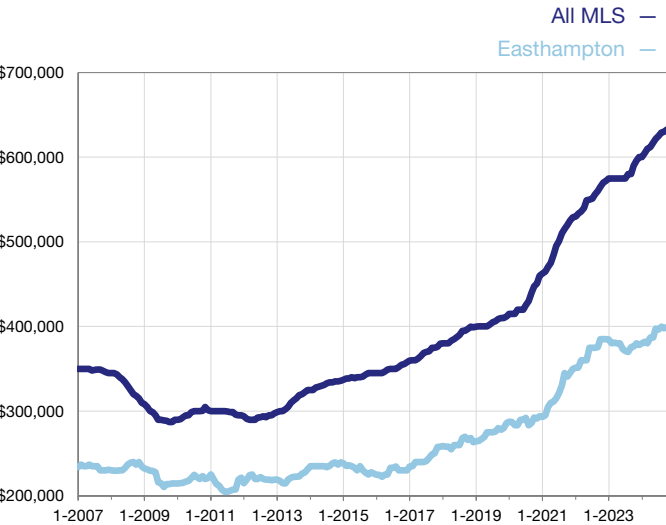
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	3	- 72.7%	78	69	- 11.5%
Closed Sales	8	7	- 12.5%	77	71	- 7.8%
Median Sales Price*	\$515,600	\$434,000	- 15.8%	\$376,500	\$400,000	+ 6.2%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	32	23	- 28.1%	19	31	+ 63.2%
Percent of Original List Price Received*	105.4%	107.1%	+ 1.6%	107.9%	105.0%	- 2.7%
New Listings	7	11	+ 57.1%	86	74	- 14.0%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	26	22	- 15.4%
Closed Sales	3	2	- 33.3%	22	15	- 31.8%
Median Sales Price*	\$594,900	\$271,000	- 54.4%	\$544,900	\$280,000	- 48.6%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	2.2	3.5	+ 59.1%	--	--	--
Cumulative Days on Market Until Sale	73	21	- 71.2%	68	34	- 50.0%
Percent of Original List Price Received*	105.5%	98.3%	- 6.8%	104.4%	101.4%	- 2.9%
New Listings	1	5	+ 400.0%	24	28	+ 16.7%

\* 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

