

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	19	+ 18.8%	131	134	+ 2.3%
Closed Sales	12	8	- 33.3%	125	112	- 10.4%
Median Sales Price*	\$420,500	\$445,000	+ 5.8%	\$477,500	\$565,500	+ 18.4%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	30	30	0.0%
Percent of Original List Price Received*	102.0%	103.1%	+ 1.1%	103.7%	104.7%	+ 1.0%
New Listings	11	17	+ 54.5%	147	154	+ 4.8%

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

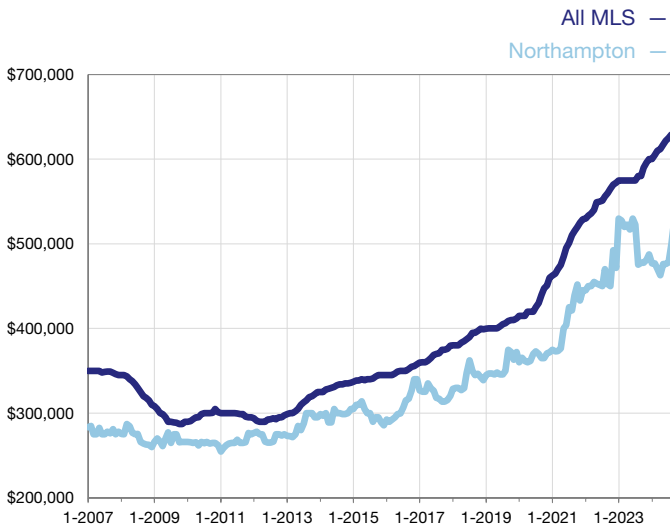
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	8	- 11.1%	72	80	+ 11.1%
Closed Sales	3	10	+ 233.3%	66	75	+ 13.6%
Median Sales Price*	\$396,250	\$371,500	- 6.2%	\$307,500	\$365,000	+ 18.7%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	17	34	+ 100.0%	60	51	- 15.0%
Percent of Original List Price Received*	104.1%	100.9%	- 3.1%	105.0%	101.1%	- 3.7%
New Listings	11	8	- 27.3%	86	91	+ 5.8%

* 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

