

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

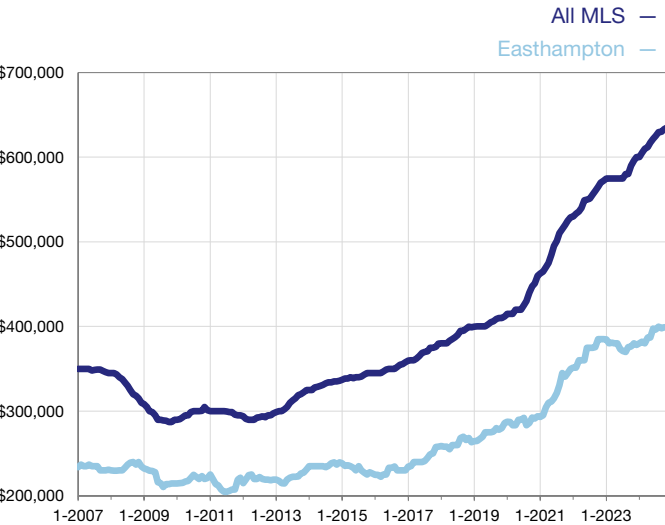
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	13	+ 225.0%	82	81	- 1.2%
Closed Sales	6	2	- 66.7%	83	73	- 12.0%
Median Sales Price*	\$401,000	\$414,750	+ 3.4%	\$380,000	\$400,000	+ 5.3%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	19	101	+ 431.6%	19	33	+ 73.7%
Percent of Original List Price Received*	106.9%	75.3%	- 29.6%	107.8%	104.2%	- 3.3%
New Listings	7	7	0.0%	93	81	- 12.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	5	--	26	27	+ 3.8%
Closed Sales	6	2	- 66.7%	28	17	- 39.3%
Median Sales Price*	\$563,225	\$361,250	- 35.9%	\$549,900	\$280,000	- 49.1%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	28	6	- 78.6%	60	30	- 50.0%
Percent of Original List Price Received*	103.0%	105.2%	+ 2.1%	104.1%	101.8%	- 2.2%
New Listings	1	3	+ 200.0%	25	31	+ 24.0%

\* 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

