

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

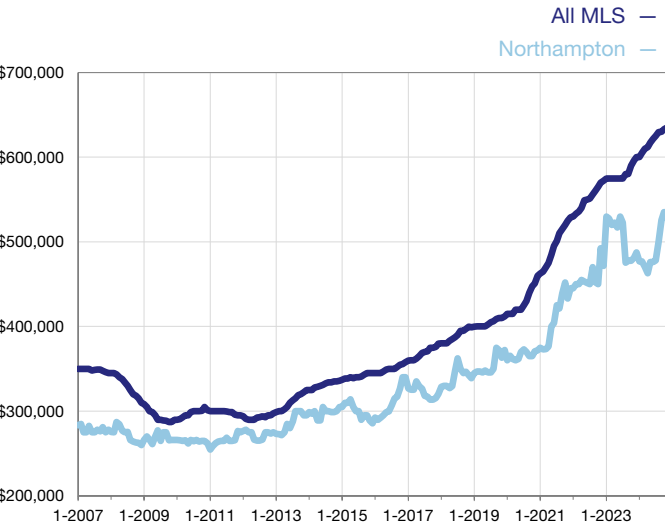
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	14	+ 133.3%	137	143	+ 4.4%
Closed Sales	17	20	+ 17.6%	142	132	- 7.0%
Median Sales Price*	\$510,000	\$521,250	+ 2.2%	\$487,500	\$565,500	+ 16.0%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	24	52	+ 116.7%	30	33	+ 10.0%
Percent of Original List Price Received*	99.6%	100.8%	+ 1.2%	103.2%	104.1%	+ 0.9%
New Listings	8	4	- 50.0%	155	157	+ 1.3%

* 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	3	9	+ 200.0%	75	87	+ 16.0%
Closed Sales	8	9	+ 12.5%	74	84	+ 13.5%
Median Sales Price*	\$295,750	\$642,500	+ 117.2%	\$307,500	\$373,500	+ 21.5%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	15	63	+ 320.0%	55	52	- 5.5%
Percent of Original List Price Received*	108.8%	102.1%	- 6.2%	105.4%	101.2%	- 4.0%
New Listings	2	7	+ 250.0%	88	98	+ 11.4%

* 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

