

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	89	87	- 2.2%
Closed Sales	7	11	+ 57.1%	90	84	- 6.7%
Median Sales Price*	\$325,000	\$450,000	+ 38.5%	\$378,250	\$402,750	+ 6.5%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	19	32	+ 68.4%
Percent of Original List Price Received*	105.9%	103.0%	- 2.7%	107.6%	104.0%	- 3.3%
New Listings	11	7	- 36.4%	104	88	- 15.4%

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

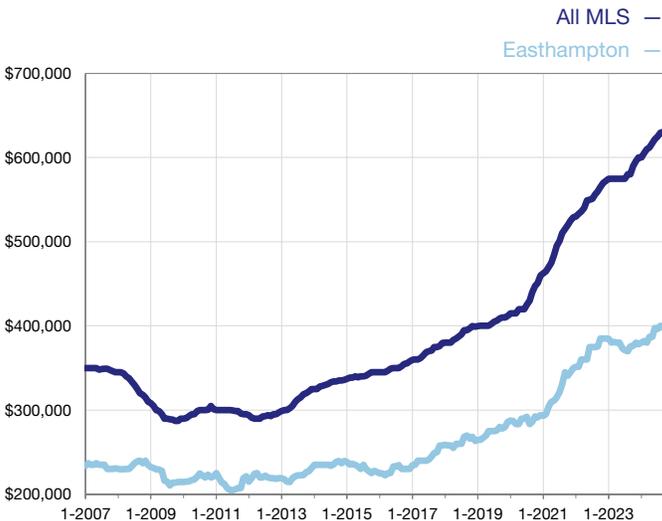
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	27	27	0.0%
Closed Sales	0	4	--	28	21	- 25.0%
Median Sales Price*	\$0	\$630,000	--	\$549,900	\$295,000	- 46.4%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	0	35	--	60	31	- 48.3%
Percent of Original List Price Received*	0.0%	106.9%	--	104.1%	102.8%	- 1.2%
New Listings	1	0	- 100.0%	26	31	+ 19.2%

* 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

