

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

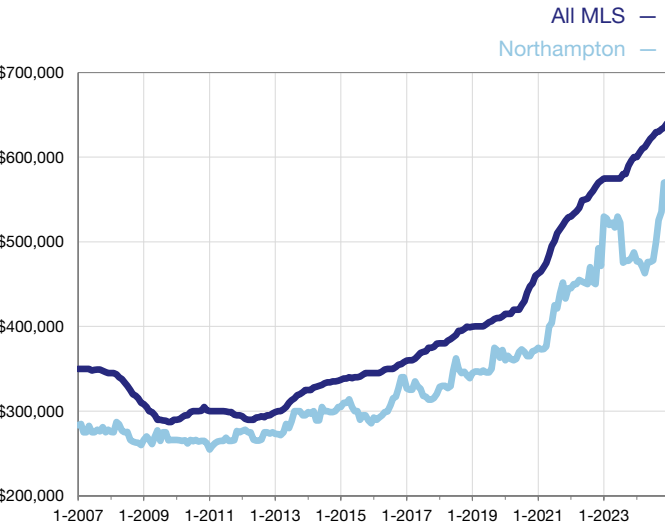
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	144	149	+ 3.5%
Closed Sales	4	15	+ 275.0%	146	148	+ 1.4%
Median Sales Price*	\$512,500	\$575,000	+ 12.2%	\$487,500	\$570,825	+ 17.1%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	11	51	+ 363.6%	29	35	+ 20.7%
Percent of Original List Price Received*	103.7%	99.3%	- 4.2%	103.2%	103.6%	+ 0.4%
New Listings	4	4	0.0%	159	161	+ 1.3%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	81	88	+ 8.6%
Closed Sales	3	6	+ 100.0%	77	90	+ 16.9%
Median Sales Price*	\$281,000	\$306,000	+ 8.9%	\$305,000	\$371,500	+ 21.8%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	43	36	- 16.3%	55	51	- 7.3%
Percent of Original List Price Received*	103.6%	96.0%	- 7.3%	105.3%	100.9%	- 4.2%
New Listings	3	4	+ 33.3%	91	102	+ 12.1%

\* 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

