

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

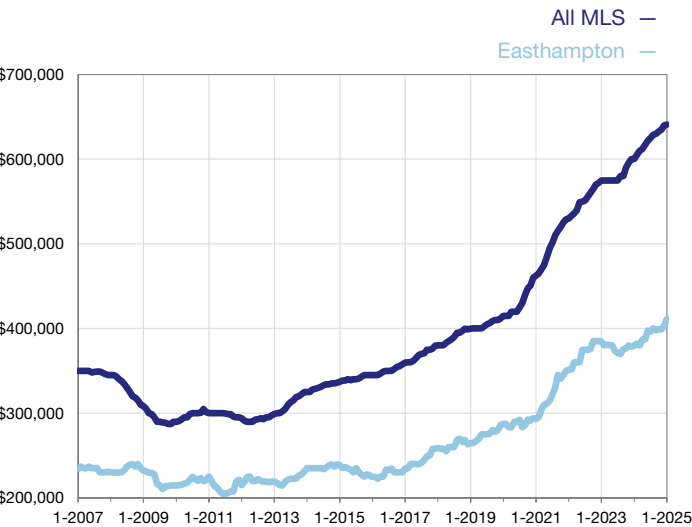
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Median Sales Price*	\$374,700	\$371,000	- 1.0%	\$374,700	\$371,000	- 1.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	36	27	- 25.0%	36	27	- 25.0%
Percent of Original List Price Received*	100.2%	103.0%	+ 2.8%	100.2%	103.0%	+ 2.8%
New Listings	3	1	- 66.7%	3	1	- 66.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$275,000	\$460,000	+ 67.3%	\$275,000	\$460,000	+ 67.3%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	45	114	+ 153.3%	45	114	+ 153.3%
Percent of Original List Price Received*	107.9%	96.5%	- 10.6%	107.9%	96.5%	- 10.6%
New Listings	0	1	--	0	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

