

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

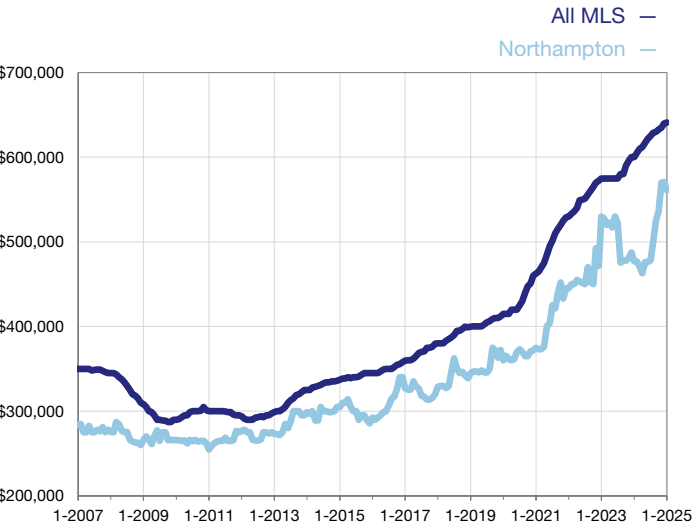
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	7	6	- 14.3%	7	6	- 14.3%
Median Sales Price*	\$450,000	\$377,500	- 16.1%	\$450,000	\$377,500	- 16.1%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	32	48	+ 50.0%	32	48	+ 50.0%
Percent of Original List Price Received*	102.3%	107.6%	+ 5.2%	102.3%	107.6%	+ 5.2%
New Listings	9	1	- 88.9%	9	1	- 88.9%

* 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	3	7	+ 133.3%	3	7	+ 133.3%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$293,000	\$715,000	+ 144.0%	\$293,000	\$715,000	+ 144.0%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	41	34	- 17.1%	41	34	- 17.1%
Percent of Original List Price Received*	99.0%	99.6%	+ 0.6%	99.0%	99.6%	+ 0.6%
New Listings	6	8	+ 33.3%	6	8	+ 33.3%

* 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

