

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

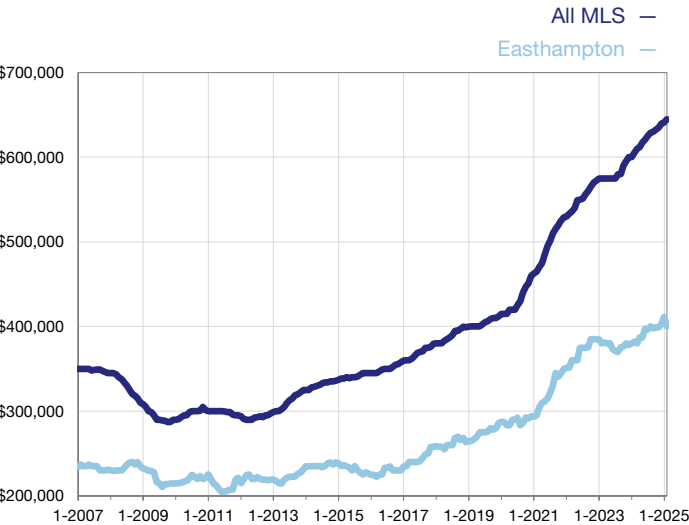
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	10	8	- 20.0%
Closed Sales	2	5	+ 150.0%	10	13	+ 30.0%
Median Sales Price*	\$371,000	\$361,500	- 2.6%	\$374,700	\$361,500	- 3.5%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	35	37	+ 5.7%	36	31	- 13.9%
Percent of Original List Price Received*	99.0%	95.6%	- 3.4%	100.0%	100.2%	+ 0.2%
New Listings	2	0	- 100.0%	5	1	- 80.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	3	6	+ 100.0%
Closed Sales	2	1	- 50.0%	3	3	0.0%
Median Sales Price*	\$385,000	\$599,900	+ 55.8%	\$295,000	\$599,900	+ 103.4%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	108	176	+ 63.0%	87	134	+ 54.0%
Percent of Original List Price Received*	97.5%	100.0%	+ 2.6%	101.0%	97.7%	- 3.3%
New Listings	1	1	0.0%	1	2	+ 100.0%

\* 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

