

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

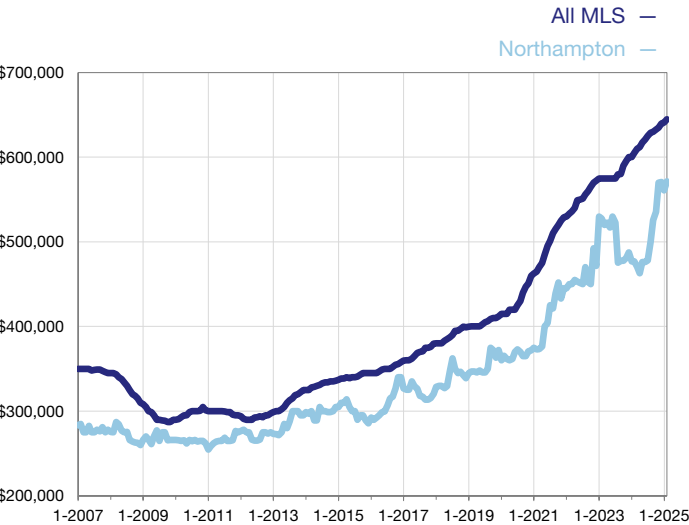
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	11	7	- 36.4%
Closed Sales	4	4	0.0%	11	10	- 9.1%
Median Sales Price*	\$385,000	\$663,000	+ 72.2%	\$420,000	\$462,500	+ 10.1%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	16	29	+ 81.3%	26	40	+ 53.8%
Percent of Original List Price Received*	106.4%	101.4%	- 4.7%	103.8%	105.1%	+ 1.3%
New Listings	9	7	- 22.2%	18	8	- 55.6%

\* 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	4	7	+ 75.0%	7	13	+ 85.7%
Closed Sales	3	5	+ 66.7%	9	8	- 11.1%
Median Sales Price*	\$350,000	\$376,000	+ 7.4%	\$350,000	\$438,000	+ 25.1%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	56	28	- 50.0%	46	30	- 34.8%
Percent of Original List Price Received*	98.5%	102.6%	+ 4.2%	98.9%	101.5%	+ 2.6%
New Listings	7	4	- 42.9%	13	12	- 7.7%

\* 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

