

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southampton

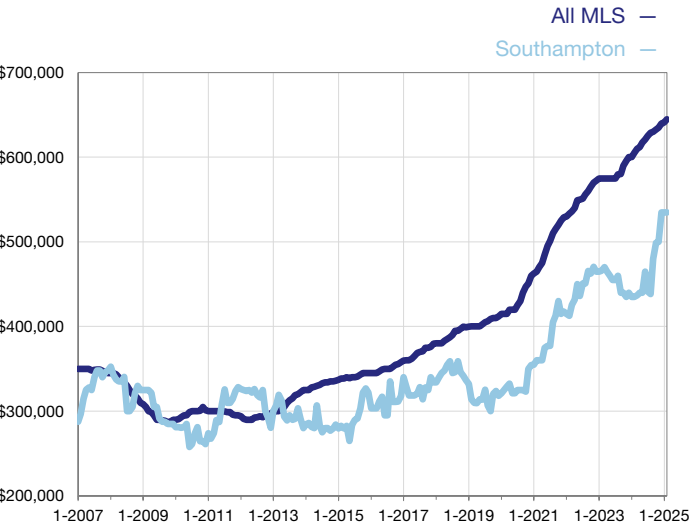
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	6	9	+ 50.0%
Closed Sales	3	3	0.0%	5	9	+ 80.0%
Median Sales Price*	\$416,300	\$475,000	+ 14.1%	\$410,000	\$452,500	+ 10.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	95	65	- 31.6%	61	41	- 32.8%
Percent of Original List Price Received*	95.4%	101.5%	+ 6.4%	98.3%	98.4%	+ 0.1%
New Listings	2	4	+ 100.0%	4	10	+ 150.0%

\* 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	0	1	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$450,000	--	\$0	\$450,000	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	4	--	0	4	--
Percent of Original List Price Received*	0.0%	102.5%	--	0.0%	102.5%	--
New Listings	0	1	--	0	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

