

Northampton

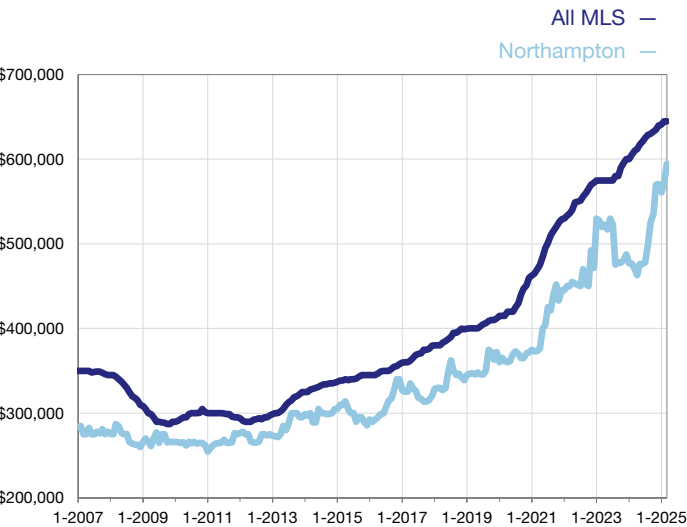
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	9	- 30.8%	24	14	- 41.7%
Closed Sales	8	4	- 50.0%	19	14	- 26.3%
Median Sales Price*	\$395,000	\$513,000	+ 29.9%	\$420,000	\$494,000	+ 17.6%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	47	- 21.7%	40	42	+ 5.0%
Percent of Original List Price Received*	96.1%	98.1%	+ 2.1%	100.6%	103.1%	+ 2.5%
New Listings	10	14	+ 40.0%	28	20	- 28.6%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	14	21	+ 50.0%
Closed Sales	5	4	- 20.0%	14	13	- 7.1%
Median Sales Price*	\$430,000	\$489,950	+ 13.9%	\$400,000	\$449,900	+ 12.5%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	156	110	- 29.5%	85	53	- 37.6%
Percent of Original List Price Received*	100.0%	97.0%	- 3.0%	99.3%	100.4%	+ 1.1%
New Listings	5	16	+ 220.0%	18	28	+ 55.6%

* 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

