

# Northampton

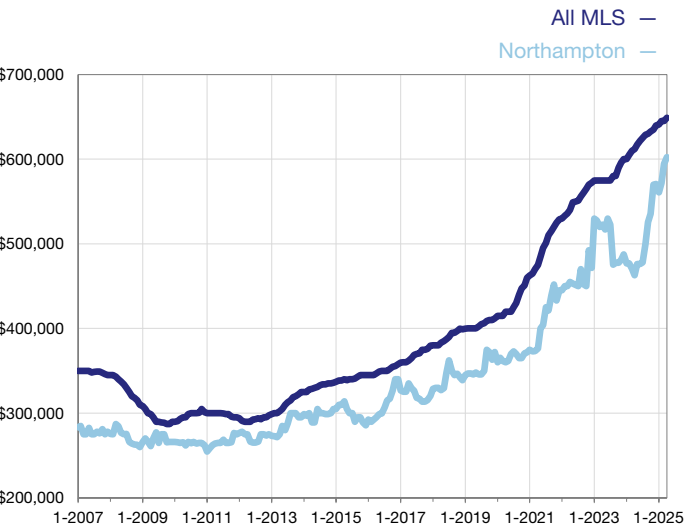
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	19	+ 137.5%	32	33	+ 3.1%
Closed Sales	7	6	- 14.3%	26	20	- 23.1%
Median Sales Price*	\$421,000	\$533,000	+ 26.6%	\$420,500	\$500,000	+ 18.9%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	10	14	+ 40.0%	32	34	+ 6.3%
Percent of Original List Price Received*	109.4%	108.4%	- 0.9%	103.0%	104.5%	+ 1.5%
New Listings	20	20	0.0%	48	40	- 16.7%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	16	+ 77.8%	23	35	+ 52.2%
Closed Sales	7	11	+ 57.1%	21	24	+ 14.3%
Median Sales Price*	\$380,000	\$500,000	+ 31.6%	\$380,000	\$474,950	+ 25.0%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	37	51	+ 37.8%	69	52	- 24.6%
Percent of Original List Price Received*	102.6%	101.8%	- 0.8%	100.4%	101.0%	+ 0.6%
New Listings	9	13	+ 44.4%	27	41	+ 51.9%

\* 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

