

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	26	+ 36.8%	51	56	+ 9.8%
Closed Sales	10	15	+ 50.0%	36	35	- 2.8%
Median Sales Price*	\$555,825	\$750,000	+ 34.9%	\$433,000	\$564,000	+ 30.3%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	24	74	+ 208.3%	30	51	+ 70.0%
Percent of Original List Price Received*	107.3%	103.0%	- 4.0%	104.2%	103.8%	- 0.4%
New Listings	18	28	+ 55.6%	66	69	+ 4.5%

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

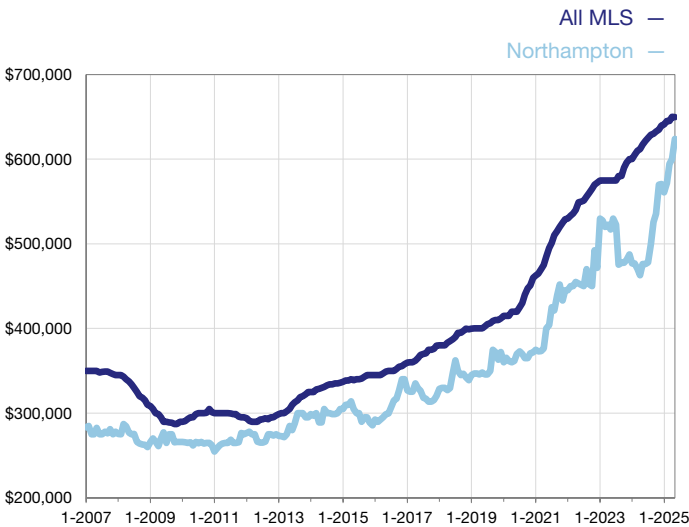
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	12	+ 100.0%	29	46	+ 58.6%
Closed Sales	7	10	+ 42.9%	28	34	+ 21.4%
Median Sales Price*	\$602,500	\$370,500	- 38.5%	\$402,500	\$415,000	+ 3.1%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	145	32	- 77.9%	88	46	- 47.7%
Percent of Original List Price Received*	103.0%	97.6%	- 5.2%	101.0%	100.0%	- 1.0%
New Listings	9	12	+ 33.3%	36	53	+ 47.2%

* 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

