

Northampton

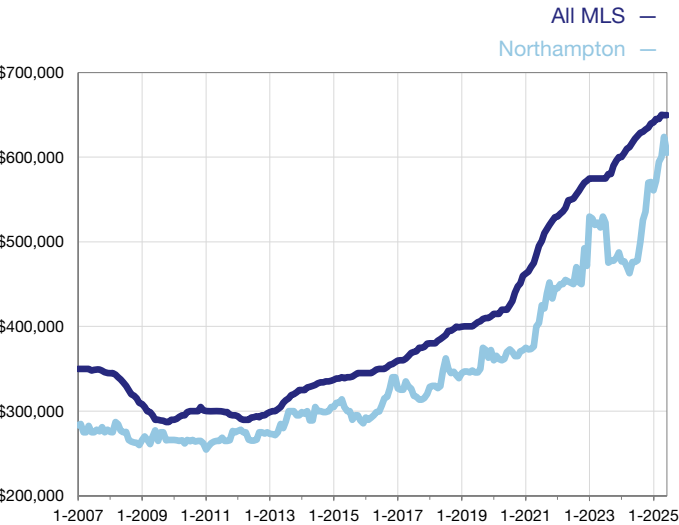
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	15	0.0%	66	69	+ 4.5%
Closed Sales	19	22	+ 15.8%	55	57	+ 3.6%
Median Sales Price*	\$705,000	\$412,500	- 41.5%	\$500,000	\$496,500	- 0.7%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	27	42	+ 55.6%
Percent of Original List Price Received*	106.7%	104.9%	- 1.7%	105.0%	104.3%	- 0.7%
New Listings	24	20	- 16.7%	90	89	- 1.1%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	38	53	+ 39.5%
Closed Sales	10	14	+ 40.0%	38	48	+ 26.3%
Median Sales Price*	\$367,250	\$348,000	- 5.2%	\$378,250	\$375,500	- 0.7%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	26	43	+ 65.4%	72	45	- 37.5%
Percent of Original List Price Received*	103.3%	101.9%	- 1.4%	101.6%	100.6%	- 1.0%
New Listings	13	7	- 46.2%	49	60	+ 22.4%

* 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

