

Easthampton

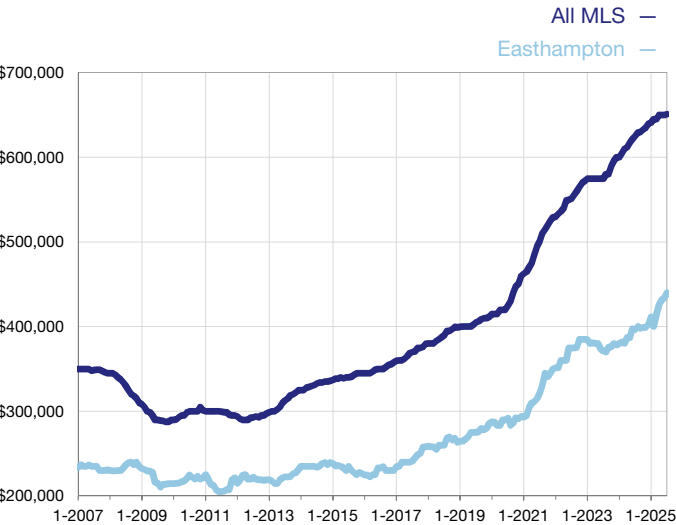
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	56	51	- 8.9%
Closed Sales	11	12	+ 9.1%	54	51	- 5.6%
Median Sales Price*	\$395,000	\$480,500	+ 21.6%	\$396,500	\$440,000	+ 11.0%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	0.7	2.4	+ 242.9%	--	--	--
Cumulative Days on Market Until Sale	25	18	- 28.0%	34	30	- 11.8%
Percent of Original List Price Received*	107.8%	109.1%	+ 1.2%	104.8%	104.4%	- 0.4%
New Listings	7	15	+ 114.3%	51	59	+ 15.7%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	12	23	+ 91.7%
Closed Sales	3	4	+ 33.3%	11	18	+ 63.6%
Median Sales Price*	\$313,000	\$265,000	- 15.3%	\$313,000	\$442,500	+ 41.4%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	5.6	1.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	25	65	+ 160.0%	38	71	+ 86.8%
Percent of Original List Price Received*	105.1%	95.5%	- 9.1%	102.5%	98.9%	- 3.5%
New Listings	7	2	- 71.4%	20	21	+ 5.0%

* 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

