

Northampton

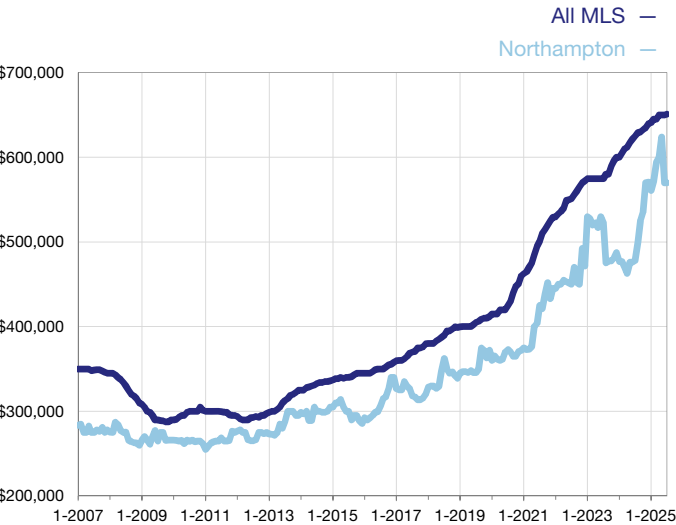
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	21	+ 10.5%	85	88	+ 3.5%
Closed Sales	13	15	+ 15.4%	68	72	+ 5.9%
Median Sales Price*	\$700,000	\$600,000	- 14.3%	\$509,250	\$515,000	+ 1.1%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	17	- 43.3%	27	37	+ 37.0%
Percent of Original List Price Received*	107.2%	117.0%	+ 9.1%	105.4%	106.9%	+ 1.4%
New Listings	15	20	+ 33.3%	105	109	+ 3.8%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	3	- 66.7%	47	55	+ 17.0%
Closed Sales	9	5	- 44.4%	47	54	+ 14.9%
Median Sales Price*	\$365,000	\$399,000	+ 9.3%	\$376,500	\$380,500	+ 1.1%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	35	23	- 34.3%	65	43	- 33.8%
Percent of Original List Price Received*	101.9%	101.7%	- 0.2%	101.7%	100.6%	- 1.1%
New Listings	10	2	- 80.0%	59	62	+ 5.1%

* 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

