

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	5	- 16.7%	86	100	+ 16.3%
Closed Sales	11	18	+ 63.6%	84	104	+ 23.8%
Median Sales Price*	\$450,000	<b>\$473,500</b>	+ 5.2%	\$402,750	<b>\$431,750</b>	+ 7.2%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 14.8%	32	29	- 9.4%
Percent of Original List Price Received*	103.0%	<b>104.1%</b>	+ 1.1%	104.0%	<b>103.6%</b>	- 0.4%
New Listings	7	1	- 85.7%	88	102	+ 15.9%

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

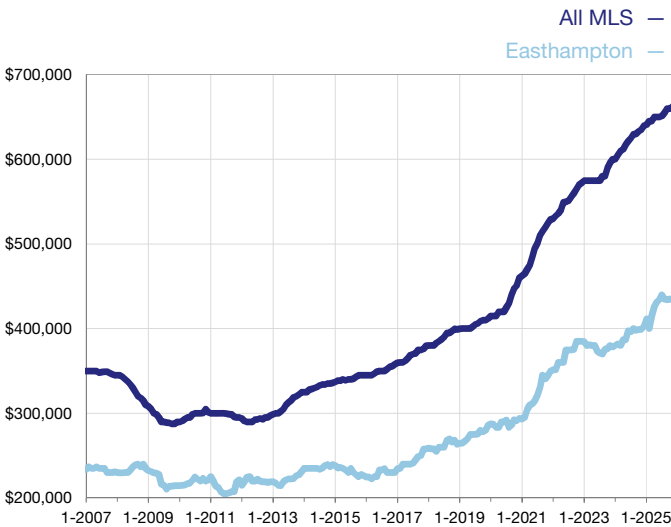
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	24	31	+ 29.2%
Closed Sales	4	2	- 50.0%	22	30	+ 36.4%
Median Sales Price*	\$630,000	<b>\$609,000</b>	- 3.3%	\$304,000	<b>\$437,500</b>	+ 43.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	3.3	1.0	- 69.7%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	31	85	+ 174.2%
Percent of Original List Price Received*	106.9%	<b>96.7%</b>	- 9.5%	102.8%	<b>99.5%</b>	- 3.2%
New Listings	0	0	--	31	27	- 12.9%

\* 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

