

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	7	+ 75.0%	147	144	- 2.0%
Closed Sales	15	14	- 6.7%	148	143	- 3.4%
Median Sales Price*	\$575,000	<b>\$661,000</b>	+ 15.0%	\$570,825	<b>\$575,000</b>	+ 0.7%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	51	44	- 13.7%	35	38	+ 8.6%
Percent of Original List Price Received*	99.3%	<b>99.7%</b>	+ 0.4%	103.6%	<b>102.9%</b>	- 0.7%
New Listings	4	7	+ 75.0%	162	165	+ 1.9%

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

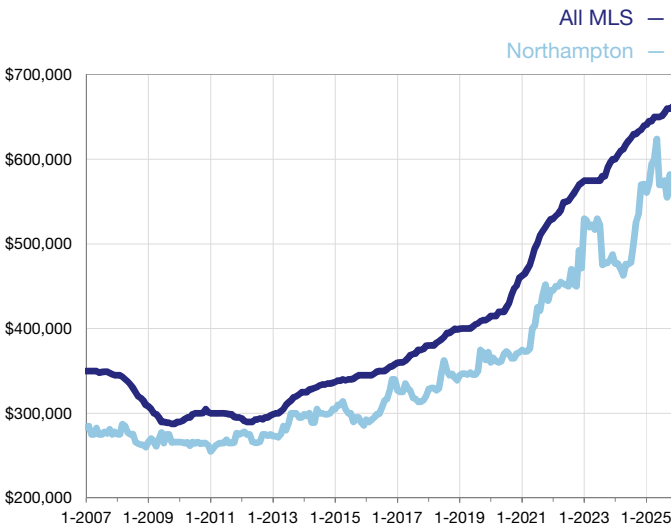
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	88	78	- 11.4%
Closed Sales	6	5	- 16.7%	90	80	- 11.1%
Median Sales Price*	\$306,000	<b>\$283,000</b>	- 7.5%	\$371,500	<b>\$380,500</b>	+ 2.4%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	1.9	3.5	+ 84.2%	--	--	--
Cumulative Days on Market Until Sale	36	32	- 11.1%	51	43	- 15.7%
Percent of Original List Price Received*	96.0%	<b>97.0%</b>	+ 1.0%	100.9%	<b>99.8%</b>	- 1.1%
New Listings	4	5	+ 25.0%	103	100	- 2.9%

\* 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

