

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	3	+ 50.0%	8	3	- 62.5%
Closed Sales	5	0	- 100.0%	13	3	- 76.9%
Median Sales Price*	\$361,500	\$0	- 100.0%	\$361,500	\$550,000	+ 52.1%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	31	53	+ 71.0%
Percent of Original List Price Received*	95.6%	0.0%	- 100.0%	100.2%	94.9%	- 5.3%
New Listings	0	6	--	1	6	+ 500.0%

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

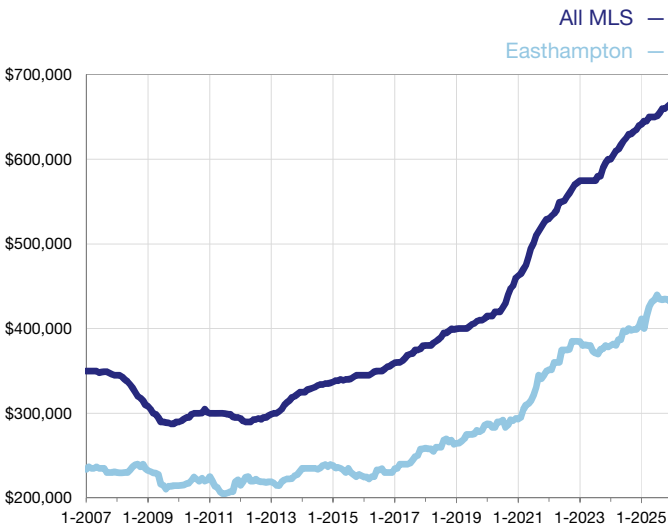
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	4	+ 33.3%	5	7	+ 40.0%
Closed Sales	1	2	+ 100.0%	3	3	0.0%
Median Sales Price*	\$599,900	\$487,450	- 18.7%	\$599,900	\$325,000	- 45.8%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--
Cumulative Days on Market Until Sale	176	64	- 63.6%	134	89	- 33.6%
Percent of Original List Price Received*	100.0%	101.6%	+ 1.6%	97.7%	97.7%	0.0%
New Listings	1	1	0.0%	2	12	+ 500.0%

* 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

