

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northampton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	11	+ 175.0%	5	15	+ 200.0%
Closed Sales	4	4	0.0%	10	10	0.0%
Median Sales Price*	\$663,000	<b>\$609,000</b>	- 8.1%	\$462,500	<b>\$467,500</b>	+ 1.1%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	71	+ 144.8%	40	45	+ 12.5%
Percent of Original List Price Received*	101.4%	<b>96.6%</b>	- 4.7%	105.1%	<b>97.4%</b>	- 7.3%
New Listings	6	11	+ 83.3%	7	17	+ 142.9%

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

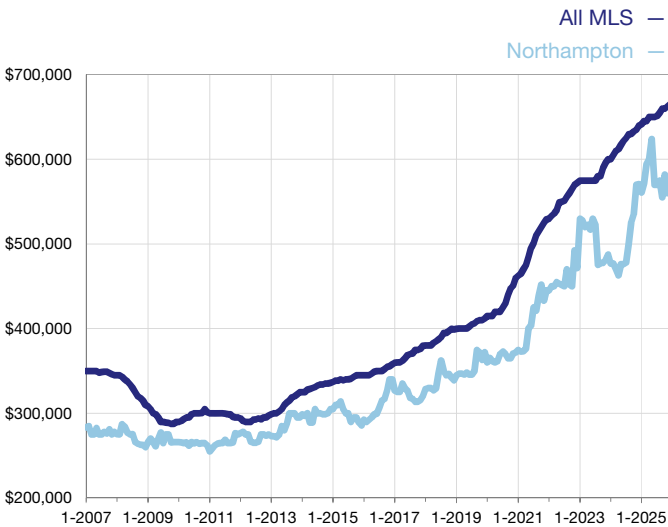
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	8	+ 100.0%	10	12	+ 20.0%
Closed Sales	6	6	0.0%	9	9	0.0%
Median Sales Price*	\$358,000	<b>\$430,000</b>	+ 20.1%	\$376,000	<b>\$430,000</b>	+ 14.4%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--
Cumulative Days on Market Until Sale	24	186	+ 675.0%	28	134	+ 378.6%
Percent of Original List Price Received*	103.0%	<b>95.3%</b>	- 7.5%	101.9%	<b>97.0%</b>	- 4.8%
New Listings	4	7	+ 75.0%	12	11	- 8.3%

\* 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

