

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	5	0.0%	13	7	- 46.2%
Closed Sales	2	3	+ 50.0%	15	6	- 60.0%
Median Sales Price*	\$516,500	\$528,000	+ 2.2%	\$365,000	\$539,000	+ 47.7%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	36	128	+ 255.6%	32	91	+ 184.4%
Percent of Original List Price Received*	99.3%	91.5%	- 7.9%	100.1%	93.2%	- 6.9%
New Listings	9	6	- 33.3%	10	12	+ 20.0%

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

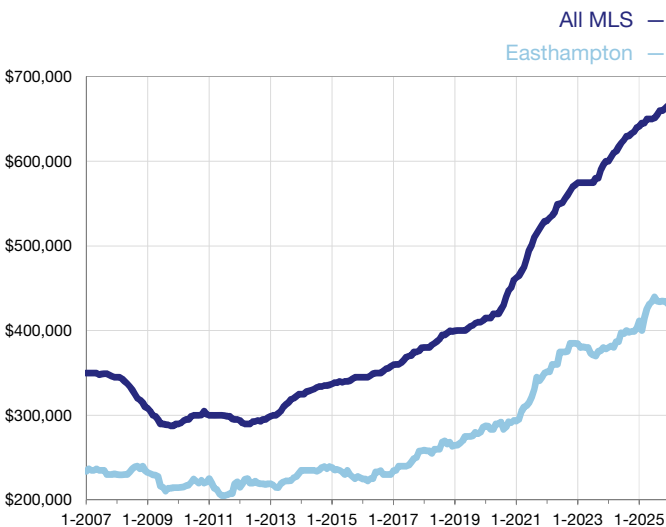
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	9	7	- 22.2%
Closed Sales	3	1	- 66.7%	6	4	- 33.3%
Median Sales Price*	\$549,900	\$265,000	- 51.8%	\$549,900	\$295,000	- 46.4%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.8	3.7	+ 105.6%	--	--	--
Cumulative Days on Market Until Sale	74	94	+ 27.0%	104	91	- 12.5%
Percent of Original List Price Received*	94.5%	91.4%	- 3.3%	96.1%	96.1%	0.0%
New Listings	4	4	0.0%	6	16	+ 166.7%

* 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

