

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	18	+ 100.0%	14	29	+ 107.1%
Closed Sales	4	9	+ 125.0%	14	19	+ 35.7%
Median Sales Price*	\$513,000	\$580,000	+ 13.1%	\$494,000	\$551,000	+ 11.5%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	47	62	+ 31.9%	42	53	+ 26.2%
Percent of Original List Price Received*	98.1%	99.4%	+ 1.3%	103.1%	98.4%	- 4.6%
New Listings	14	14	0.0%	21	31	+ 47.6%

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

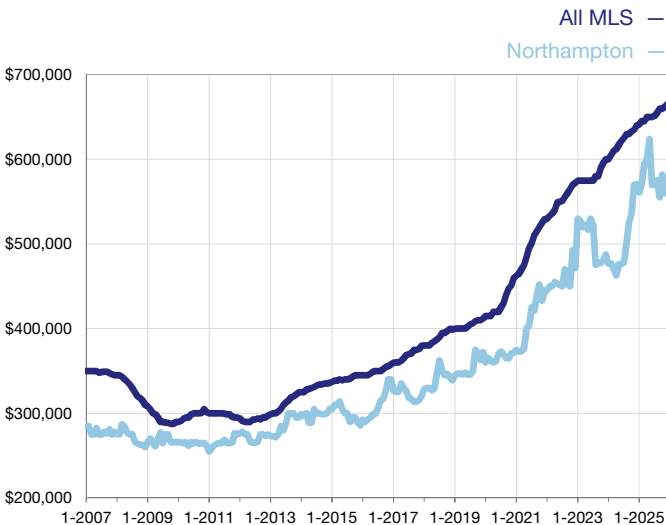
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	8	- 11.1%	19	18	- 5.3%
Closed Sales	4	6	+ 50.0%	13	15	+ 15.4%
Median Sales Price*	\$489,950	\$340,000	- 30.6%	\$449,900	\$350,000	- 22.2%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	110	56	- 49.1%	53	103	+ 94.3%
Percent of Original List Price Received*	97.0%	97.4%	+ 0.4%	100.4%	97.2%	- 3.2%
New Listings	16	9	- 43.8%	28	20	- 28.6%

* 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

