

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Easthampton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	15	+ 87.5%	21	21	0.0%
Closed Sales	11	3	- 72.7%	26	9	- 65.4%
Median Sales Price*	\$467,000	<b>\$523,500</b>	+ 12.1%	\$422,000	<b>\$528,000</b>	+ 25.1%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	52	65	+ 25.0%	40	82	+ 105.0%
Percent of Original List Price Received*	104.1%	<b>104.1%</b>	0.0%	101.8%	<b>96.8%</b>	- 4.9%
New Listings	12	18	+ 50.0%	22	29	+ 31.8%

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

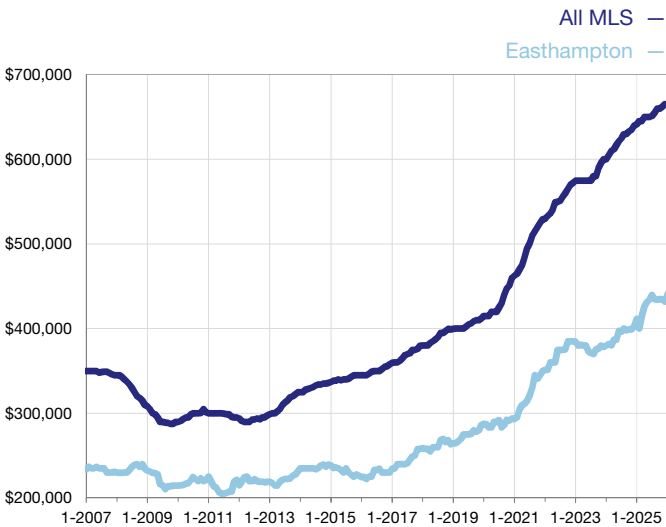
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	5	--	9	11	+ 22.2%
Closed Sales	2	0	- 100.0%	8	5	- 37.5%
Median Sales Price*	\$630,450	<b>\$0</b>	- 100.0%	\$560,450	<b>\$325,000</b>	- 42.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	66	0	- 100.0%	95	74	- 22.1%
Percent of Original List Price Received*	107.8%	<b>0.0%</b>	- 100.0%	99.0%	<b>96.9%</b>	- 2.1%
New Listings	2	1	- 50.0%	8	17	+ 112.5%

\* 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

