

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	18	+ 20.0%	29	44	+ 51.7%
Closed Sales	6	10	+ 66.7%	20	29	+ 45.0%
Median Sales Price*	\$533,000	\$632,500	+ 18.7%	\$500,000	\$580,000	+ 16.0%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	14	35	+ 150.0%	34	47	+ 38.2%
Percent of Original List Price Received*	108.4%	98.5%	- 9.1%	104.5%	98.4%	- 5.8%
New Listings	20	24	+ 20.0%	41	54	+ 31.7%

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

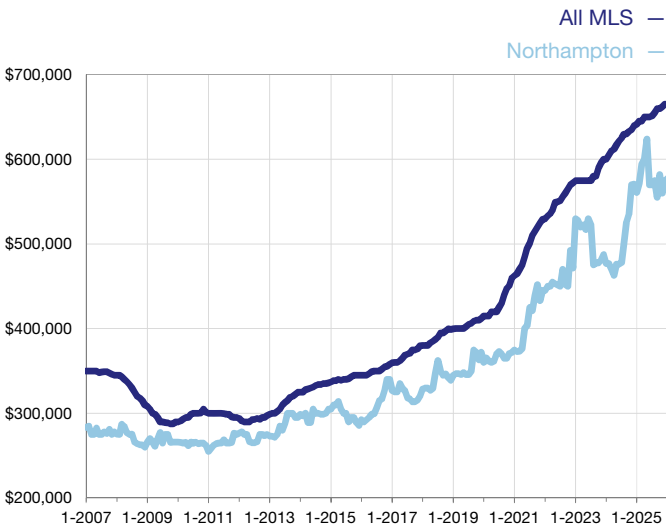
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	19	+ 26.7%	34	36	+ 5.9%
Closed Sales	11	9	- 18.2%	24	24	0.0%
Median Sales Price*	\$500,000	\$391,500	- 21.7%	\$474,950	\$370,750	- 21.9%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	51	51	0.0%	52	84	+ 61.5%
Percent of Original List Price Received*	101.8%	102.2%	+ 0.4%	101.0%	99.0%	- 2.0%
New Listings	13	17	+ 30.8%	41	38	- 7.3%

* 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

