

Easthampton

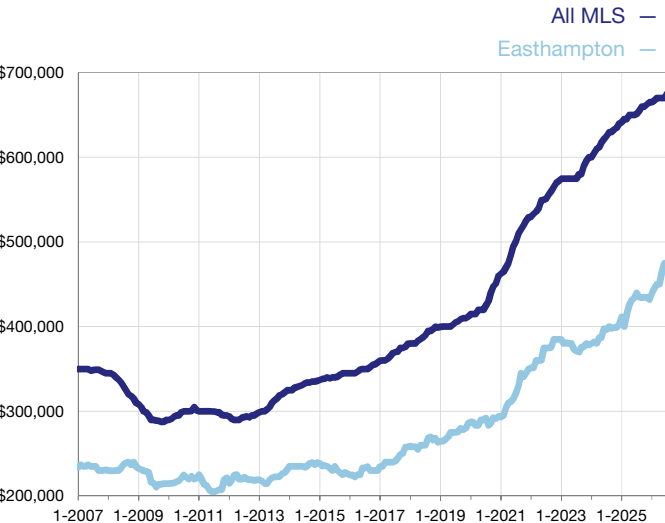
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	15	+ 150.0%	49	57	+ 16.3%
Closed Sales	12	13	+ 8.3%	51	46	- 9.8%
Median Sales Price*	\$480,500	\$399,000	- 17.0%	\$440,000	\$516,750	+ 17.4%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	30	37	+ 23.3%
Percent of Original List Price Received*	109.1%	104.0%	- 4.7%	104.4%	103.6%	- 0.8%
New Listings	15	12	- 20.0%	59	67	+ 13.6%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	22	21	- 4.5%
Closed Sales	5	7	+ 40.0%	19	17	- 10.5%
Median Sales Price*	\$275,000	\$550,000	+ 100.0%	\$475,000	\$550,000	+ 15.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	58	48	- 17.2%	68	77	+ 13.2%
Percent of Original List Price Received*	96.4%	104.7%	+ 8.6%	98.9%	102.9%	+ 4.0%
New Listings	2	1	- 50.0%	20	23	+ 15.0%

* 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

