

Northampton

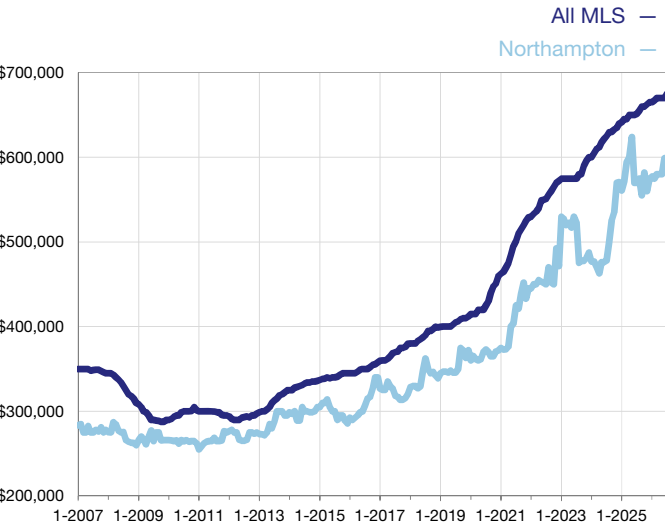
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	22	+ 22.2%	84	108	+ 28.6%
Closed Sales	15	20	+ 33.3%	72	91	+ 26.4%
Median Sales Price*	\$600,000	\$628,750	+ 4.8%	\$515,000	\$599,000	+ 16.3%
Inventory of Homes for Sale	27	38	+ 40.7%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	17	41	+ 141.2%	37	40	+ 8.1%
Percent of Original List Price Received*	117.0%	101.6%	- 13.2%	106.9%	101.7%	- 4.9%
New Listings	19	21	+ 10.5%	107	144	+ 34.6%

* 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	2	6	+ 200.0%	54	53	- 1.9%
Closed Sales	5	6	+ 20.0%	54	49	- 9.3%
Median Sales Price*	\$399,000	\$484,000	+ 21.3%	\$380,500	\$379,000	- 0.4%
Inventory of Homes for Sale	19	23	+ 21.1%	--	--	--
Months Supply of Inventory	2.4	3.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	39	+ 69.6%	43	65	+ 51.2%
Percent of Original List Price Received*	101.7%	101.4%	- 0.3%	100.6%	100.0%	- 0.6%
New Listings	3	13	+ 333.3%	63	71	+ 12.7%

* 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

