

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

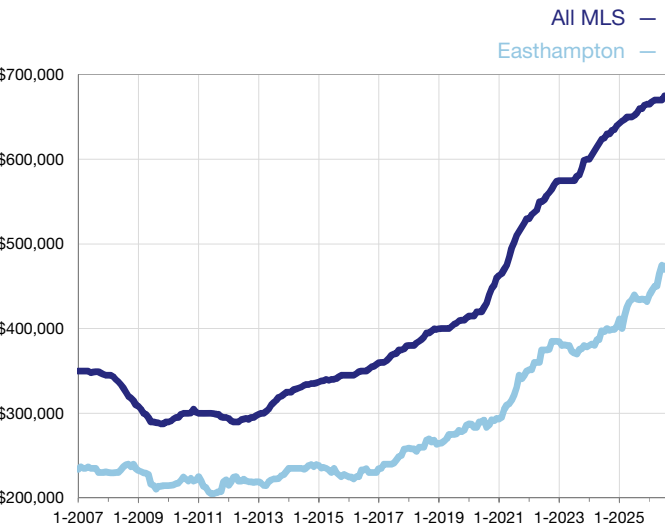
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	12	- 14.3%	63	65	+ 3.2%
Closed Sales	9	9	0.0%	60	55	- 8.3%
Median Sales Price*	\$381,000	\$565,000	+ 48.3%	\$437,250	\$523,500	+ 19.7%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	18	48	+ 166.7%	29	39	+ 34.5%
Percent of Original List Price Received*	103.8%	105.9%	+ 2.0%	104.3%	104.0%	- 0.3%
New Listings	10	11	+ 10.0%	69	78	+ 13.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	24	21	- 12.5%
Closed Sales	2	5	+ 150.0%	21	22	+ 4.8%
Median Sales Price*	\$328,500	\$649,900	+ 97.8%	\$410,000	\$570,000	+ 39.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	46	91	+ 97.8%	66	80	+ 21.2%
Percent of Original List Price Received*	95.5%	100.8%	+ 5.5%	98.6%	102.4%	+ 3.9%
New Listings	1	0	- 100.0%	21	23	+ 9.5%

* 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

