

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

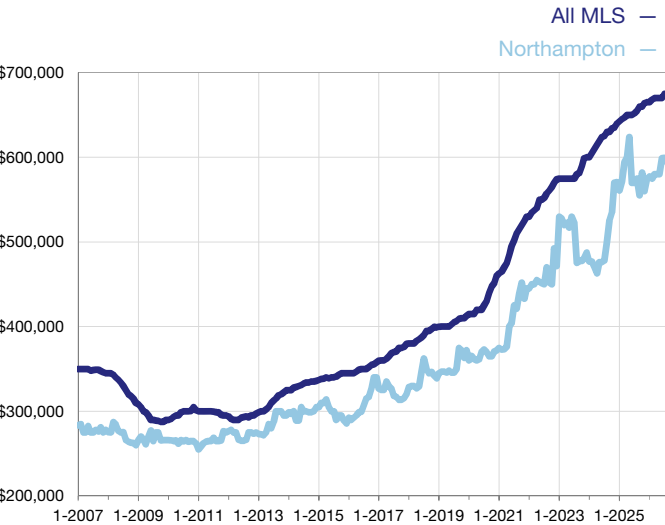
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	20	+ 100.0%	94	125	+ 33.0%
Closed Sales	13	19	+ 46.2%	85	110	+ 29.4%
Median Sales Price*	\$582,000	\$550,000	- 5.5%	\$536,450	\$590,000	+ 10.0%
Inventory of Homes for Sale	21	31	+ 47.6%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	35	38	+ 8.6%
Percent of Original List Price Received*	97.6%	102.4%	+ 4.9%	105.5%	101.8%	- 3.5%
New Listings	4	14	+ 250.0%	111	158	+ 42.3%

* 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	5	9	+ 80.0%	59	62	+ 5.1%
Closed Sales	1	8	+ 700.0%	55	57	+ 3.6%
Median Sales Price*	\$610,000	\$307,000	- 49.7%	\$385,000	\$345,000	- 10.4%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--
Cumulative Days on Market Until Sale	117	67	- 42.7%	44	65	+ 47.7%
Percent of Original List Price Received*	81.3%	94.7%	+ 16.5%	100.2%	99.3%	- 0.9%
New Listings	7	10	+ 42.9%	70	82	+ 17.1%

* 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

