

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

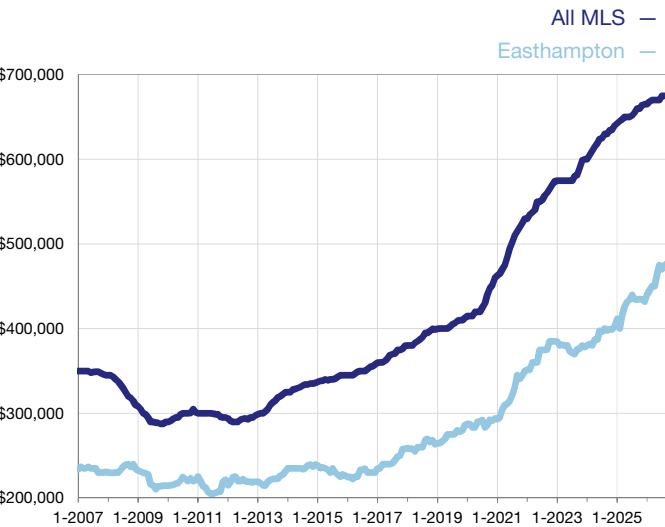
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	9	- 10.0%	73	71	- 2.7%
Closed Sales	10	11	+ 10.0%	70	66	- 5.7%
Median Sales Price*	\$388,000	\$465,000	+ 19.8%	\$424,500	\$512,500	+ 20.7%
Inventory of Homes for Sale	13	20	+ 53.8%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	27	38	+ 40.7%
Percent of Original List Price Received*	104.1%	104.1%	0.0%	104.3%	104.0%	- 0.3%
New Listings	12	13	+ 8.3%	81	91	+ 12.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	24	21	- 12.5%
Closed Sales	4	1	- 75.0%	25	23	- 8.0%
Median Sales Price*	\$517,500	\$729,900	+ 41.0%	\$410,000	\$590,000	+ 43.9%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	195	98	- 49.7%	87	81	- 6.9%
Percent of Original List Price Received*	105.1%	100.0%	- 4.9%	99.6%	102.3%	+ 2.7%
New Listings	2	0	- 100.0%	23	23	0.0%

* 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

