

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northampton

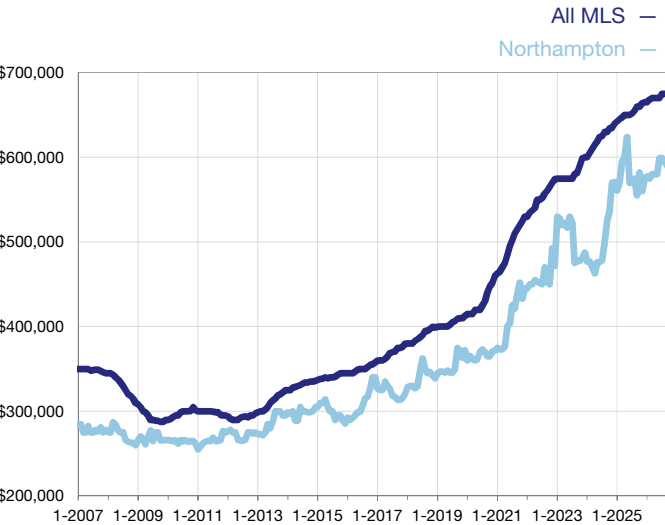
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	19	+ 72.7%	105	137	+ 30.5%
Closed Sales	15	11	- 26.7%	100	121	+ 21.0%
Median Sales Price*	\$640,000	\$563,000	- 12.0%	\$538,000	\$590,000	+ 9.7%
Inventory of Homes for Sale	30	38	+ 26.7%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	45	26	- 42.2%	36	37	+ 2.8%
Percent of Original List Price Received*	95.8%	102.3%	+ 6.8%	104.0%	101.9%	- 2.0%
New Listings	22	23	+ 4.5%	133	180	+ 35.3%

* 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	9	11	+ 22.2%	68	68	0.0%
Closed Sales	10	7	- 30.0%	65	64	- 1.5%
Median Sales Price*	\$294,000	\$333,900	+ 13.6%	\$375,000	\$340,000	- 9.3%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--
Months Supply of Inventory	2.8	4.6	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	50	41	- 18.0%	45	62	+ 37.8%
Percent of Original List Price Received*	97.7%	94.7%	- 3.1%	99.8%	98.8%	- 1.0%
New Listings	8	16	+ 100.0%	78	98	+ 25.6%

* 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

