Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Easthampton

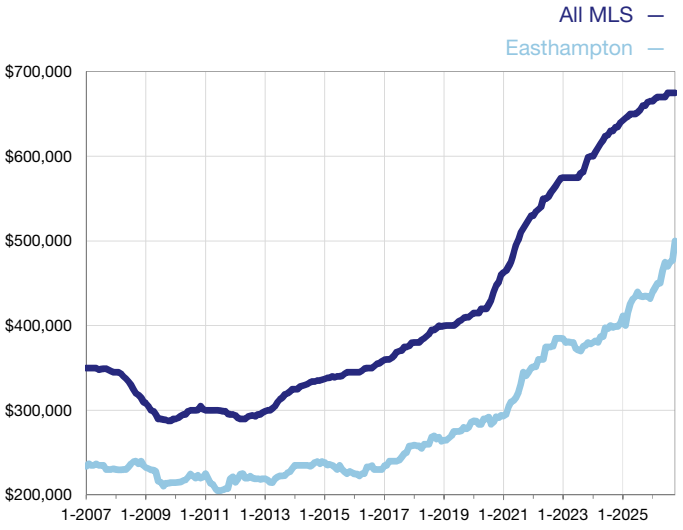
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**11**	+ 22.2%	82	**82**	0.0%
Closed Sales	10	**7**	- 30.0%	80	**73**	- 8.8%
Median Sales Price*	$445,000	**$576,000**	+ 29.4%	$431,750	**$523,500**	+ 21.3%
Inventory of Homes for Sale	15	**22**	+ 46.7%	--	--	--
Months Supply of Inventory	1.8	**2.4**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	**19**	- 42.4%	28	**36**	+ 28.6%
Percent of Original List Price Received*	99.5%	**102.4%**	+ 2.9%	103.7%	**103.9%**	+ 0.2%
New Listings	13	**13**	0.0%	94	**104**	+ 10.6%

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

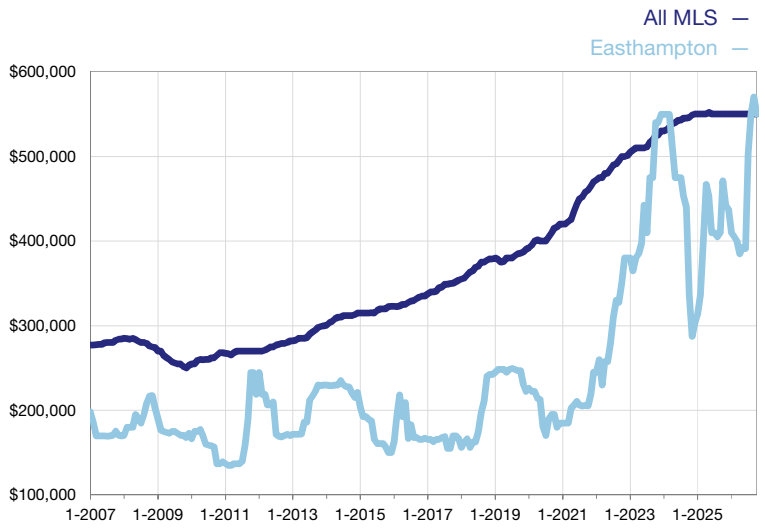
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	26	**22**	- 15.4%
Closed Sales	1	**0**	- 100.0%	26	**23**	- 11.5%
Median Sales Price*	$689,900	**$0**	- 100.0%	$442,500	**$590,000**	+ 33.3%
Inventory of Homes for Sale	7	**5**	- 28.6%	--	--	--
Months Supply of Inventory	2.1	**2.0**	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	256	**0**	- 100.0%	93	**81**	- 12.9%
Percent of Original List Price Received*	107.8%	**0.0%**	- 100.0%	99.9%	**102.3%**	+ 2.4%
New Listings	2	**2**	0.0%	25	**25**	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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.