Local Market Update – October 2026

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

Northampton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	17	**15**	- 11.8%	122	**151**	+ 23.8%
Closed Sales	12	**19**	+ 58.3%	112	**140**	+ 25.0%
Median Sales Price*	$797,500	**$550,000**	- 31.0%	$582,000	**$581,738**	- 0.0%
Inventory of Homes for Sale	33	**38**	+ 15.2%	--	--	--
Months Supply of Inventory	2.8	**2.6**	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	28	**58**	+ 107.1%	36	**39**	+ 8.3%
Percent of Original List Price Received*	102.4%	**98.3%**	- 4.0%	103.9%	**101.4%**	- 2.4%
New Listings	21	**21**	0.0%	154	**202**	+ 31.2%

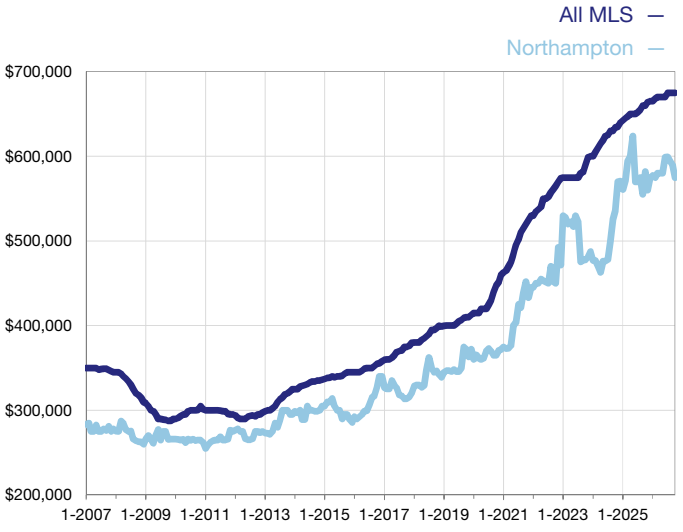
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

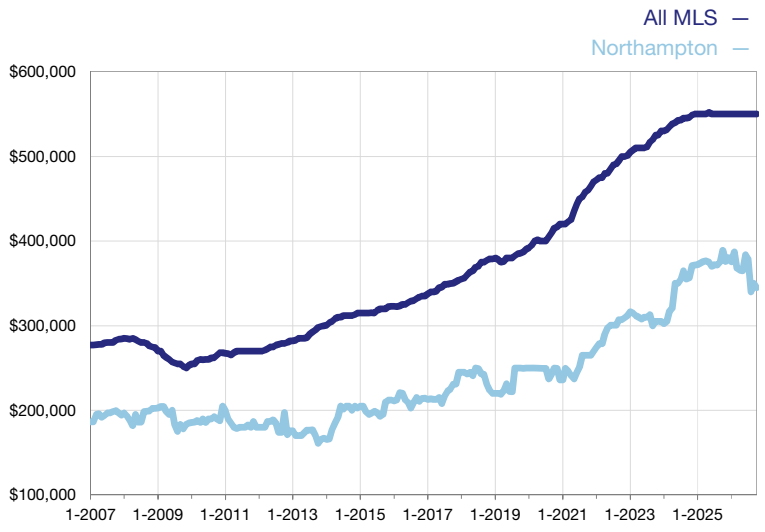
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**12**	+ 500.0%	70	**79**	+ 12.9%
Closed Sales	5	**5**	0.0%	70	**69**	- 1.4%
Median Sales Price*	$784,900	**$381,000**	- 51.5%	$380,500	**$345,000**	- 9.3%
Inventory of Homes for Sale	26	**26**	0.0%	--	--	--
Months Supply of Inventory	3.9	**3.6**	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	36	**38**	+ 5.6%	44	**61**	+ 38.6%
Percent of Original List Price Received*	103.9%	**100.5%**	- 3.3%	100.1%	**98.9%**	- 1.2%
New Listings	9	**11**	+ 22.2%	87	**109**	+ 25.3%

* 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



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