

# Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

### Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	2	- 33.3%	7	3	- 57.1%
Closed Sales	3	1	- 66.7%	8	4	- 50.0%
Median Sales Price*	\$276,000	<b>\$630,000</b>	+ 128.3%	\$270,500	<b>\$423,000</b>	+ 56.4%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.8	<b>0.4</b>	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	68	<b>113</b>	+ 66.2%	146	<b>89</b>	- 39.0%
Percent of Original List Price Received*	98.4%	<b>96.9%</b>	- 1.5%	96.6%	<b>99.1%</b>	+ 2.6%
New Listings	4	1	- 75.0%	11	3	- 72.7%

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

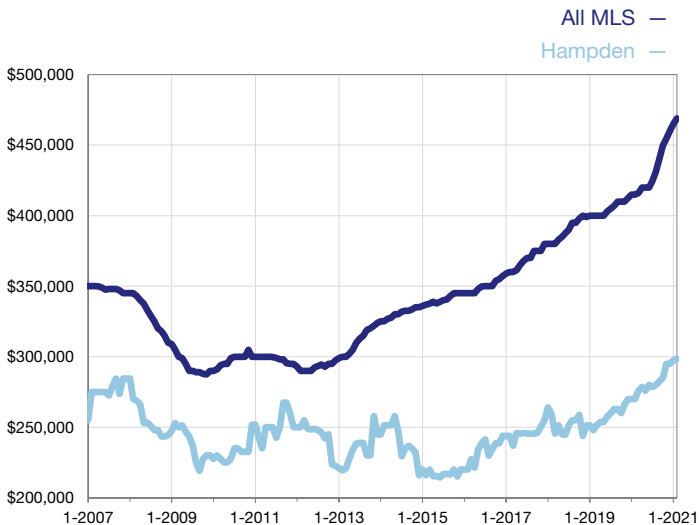
### Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$305,000	<b>\$0</b>	- 100.0%	\$305,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	79	0	- 100.0%	79	0	- 100.0%
Percent of Original List Price Received*	96.0%	<b>0.0%</b>	- 100.0%	96.0%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

\* 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

