

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	4	+ 300.0%	56	45	- 19.6%
Closed Sales	6	4	- 33.3%	59	43	- 27.1%
Median Sales Price*	\$313,500	\$330,000	+ 5.3%	\$339,000	\$335,000	- 1.2%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	43	27	- 37.2%	31	38	+ 22.6%
Percent of Original List Price Received*	95.8%	94.3%	- 1.6%	100.7%	98.4%	- 2.3%
New Listings	2	2	0.0%	60	56	- 6.7%

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

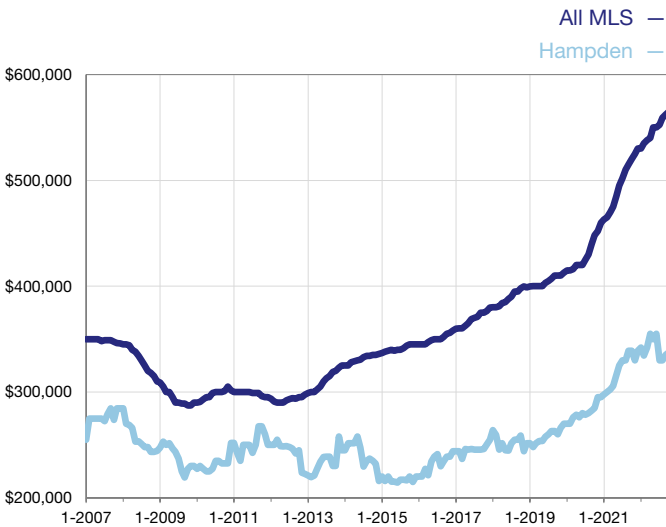
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$360,000	\$380,000	+ 5.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	12	18	+ 50.0%
Percent of Original List Price Received*	0.0%	0.0%	--	105.9%	101.8%	- 3.9%
New Listings	0	0	--	1	3	+ 200.0%

* 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

