

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	9	+ 200.0%	32	42	+ 31.3%
Closed Sales	3	6	+ 100.0%	32	35	+ 9.4%
Median Sales Price*	\$285,000	\$308,500	+ 8.2%	\$243,950	\$252,500	+ 3.5%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	5.9	5.6	- 5.1%	--	--	--
Cumulative Days on Market Until Sale	42	64	+ 52.4%	86	97	+ 12.8%
Percent of Original List Price Received*	96.5%	95.3%	- 1.2%	94.2%	94.4%	+ 0.2%
New Listings	2	6	+ 200.0%	57	61	+ 7.0%

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

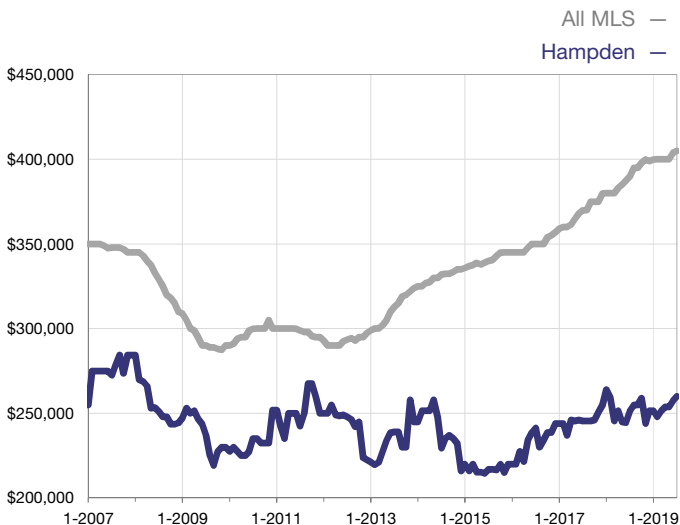
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$309,000	\$0	- 100.0%	\$304,450	\$303,000	- 0.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	30	0	- 100.0%	24	5	- 79.2%
Percent of Original List Price Received*	96.9%	0.0%	- 100.0%	98.4%	99.4%	+ 1.0%
New Listings	0	1	--	2	1	- 50.0%

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

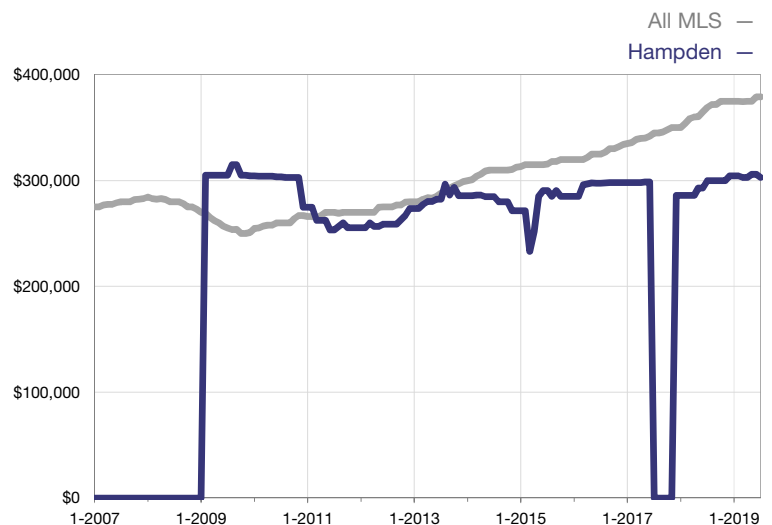
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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