Local Market Update – December 2020

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

Hampden

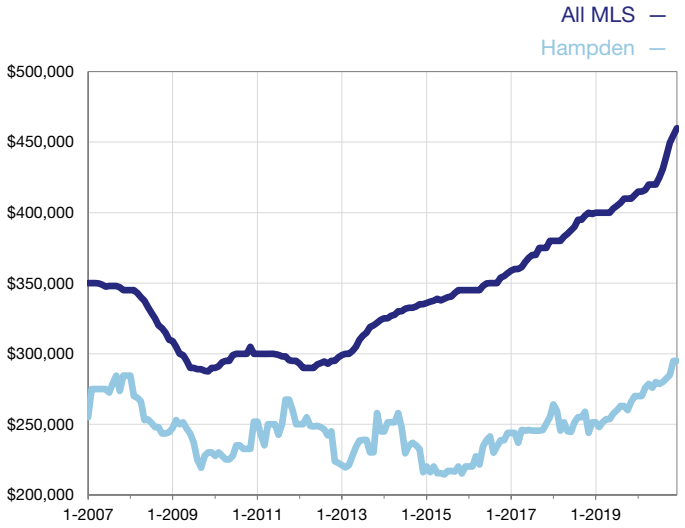
Single-Family Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	4	**4**	0.0%	66	**62**	- 6.1%
Closed Sales	8	**10**	+ 25.0%	65	**63**	- 3.1%
Median Sales Price*	$328,750	**$308,500**	- 6.2%	$270,000	**$295,000**	+ 9.3%
Inventory of Homes for Sale	9	**4**	- 55.6%	--	--	--
Months Supply of Inventory	1.7	**0.8**	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	97	**38**	- 60.8%	98	**64**	- 34.7%
Percent of Original List Price Received*	95.5%	**97.3%**	+ 1.9%	93.8%	**97.5%**	+ 3.9%
New Listings	2	**3**	+ 50.0%	84	**70**	- 16.7%

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

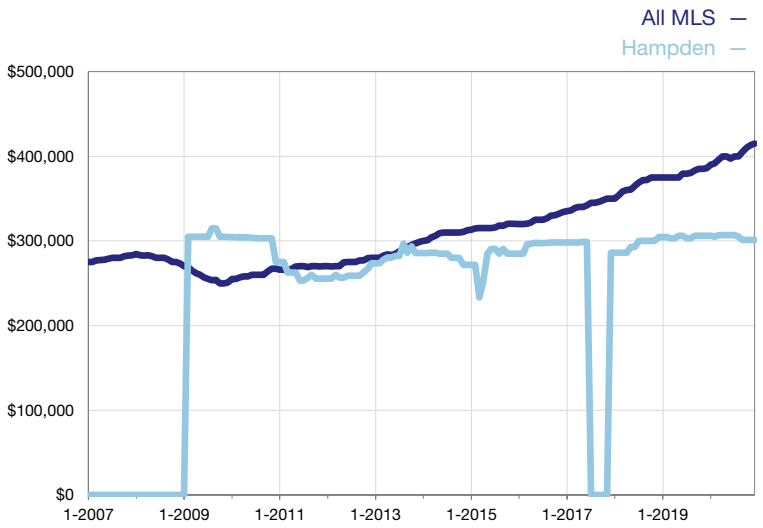
Condominium Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**0**	- 100.0%	3	**2**	- 33.3%
Closed Sales	0	**0**	--	2	**4**	+ 100.0%
Median Sales Price*	$0	**$0**	--	$306,000	**$301,250**	- 1.6%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	13	**99**	+ 661.5%
Percent of Original List Price Received*	0.0%	**0.0%**	--	98.7%	**96.4%**	- 2.3%
New Listings	0	**0**	--	5	**1**	- 80.0%

* 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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