

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	7	+ 40.0%	23	22	- 4.3%
Closed Sales	2	6	+ 200.0%	20	15	- 25.0%
Median Sales Price*	\$236,275	<b>\$362,000</b>	+ 53.2%	\$275,500	<b>\$326,000</b>	+ 18.3%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	22	11	- 50.0%	97	43	- 55.7%
Percent of Original List Price Received*	99.9%	<b>103.8%</b>	+ 3.9%	98.0%	<b>102.4%</b>	+ 4.5%
New Listings	4	5	+ 25.0%	29	24	- 17.2%

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

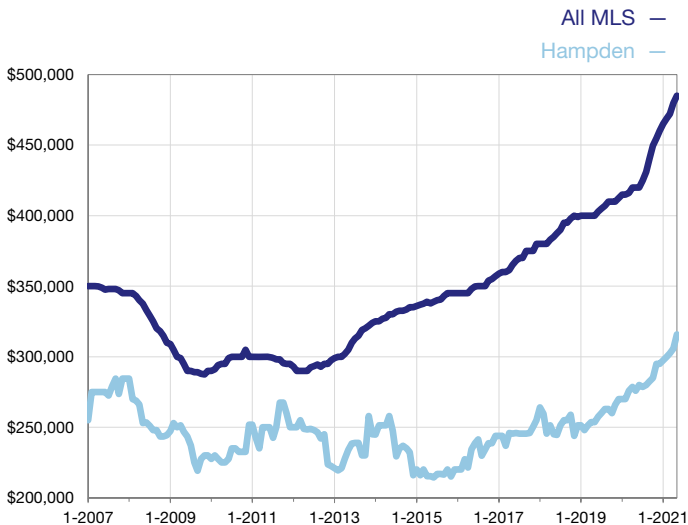
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$305,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	79	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	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

