

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	55	42	- 23.6%
Closed Sales	8	2	- 75.0%	53	39	- 26.4%
Median Sales Price*	\$349,950	\$256,250	- 26.8%	\$339,000	\$335,000	- 1.2%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	30	39	+ 30.0%
Percent of Original List Price Received*	102.0%	86.6%	- 15.1%	101.2%	98.8%	- 2.4%
New Listings	1	4	+ 300.0%	58	54	- 6.9%

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

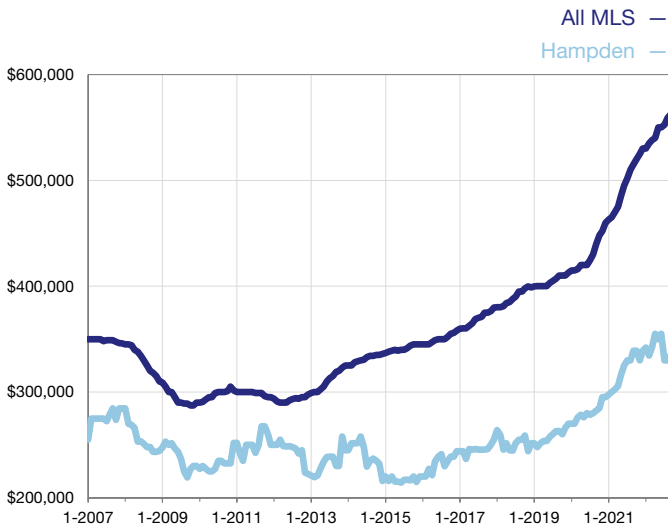
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Median Sales Price*	\$360,000	\$0	- 100.0%	\$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	12	0	- 100.0%	12	18	+ 50.0%
Percent of Original List Price Received*	105.9%	0.0%	- 100.0%	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

