

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	19	29	+ 52.6%
Closed Sales	7	5	- 28.6%	17	24	+ 41.2%
Median Sales Price*	\$405,000	\$451,000	+ 11.4%	\$385,000	\$382,500	- 0.6%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	44	18	- 59.1%	45	39	- 13.3%
Percent of Original List Price Received*	99.8%	105.8%	+ 6.0%	100.6%	99.2%	- 1.4%
New Listings	8	6	- 25.0%	30	36	+ 20.0%

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

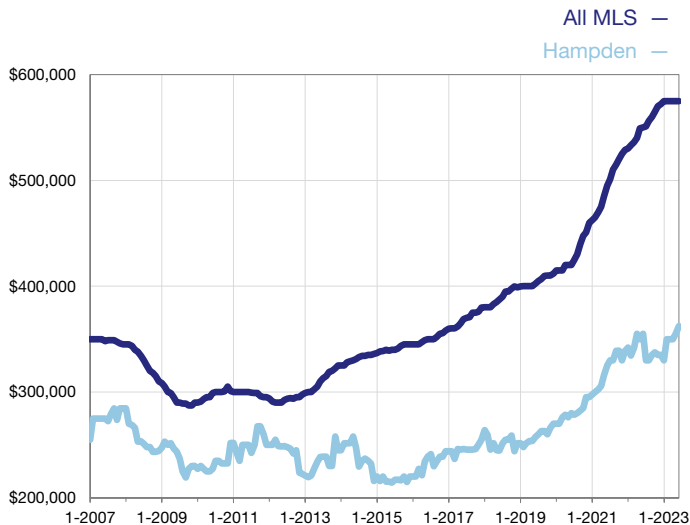
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$305,000	\$0	- 100.0%	\$305,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	18	0	- 100.0%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	101.7%	0.0%	- 100.0%
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

