

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	33	44	+ 33.3%
Closed Sales	9	11	+ 22.2%	30	39	+ 30.0%
Median Sales Price*	\$337,500	\$375,000	+ 11.1%	\$330,000	\$380,000	+ 15.2%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 5.0%	40	38	- 5.0%
Percent of Original List Price Received*	99.7%	99.3%	- 0.4%	99.3%	99.1%	- 0.2%
New Listings	4	6	+ 50.0%	41	51	+ 24.4%

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

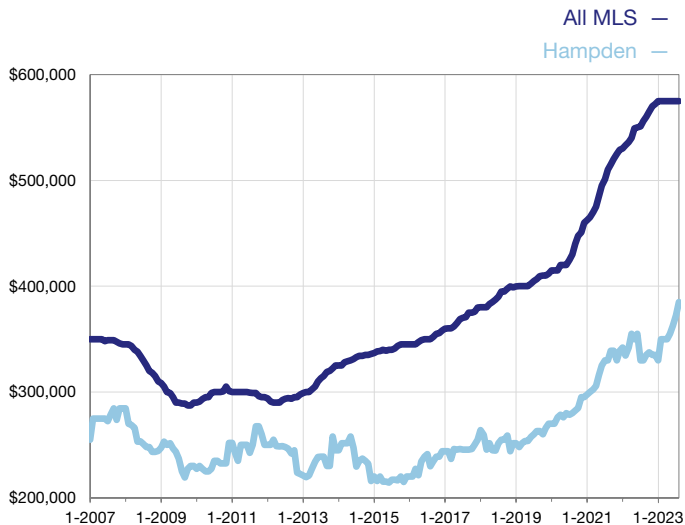
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	3	1	- 66.7%
Median Sales Price*	\$384,250	\$405,000	+ 5.4%	\$380,000	\$405,000	+ 6.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	18	17	- 5.6%
Percent of Original List Price Received*	101.9%	101.3%	- 0.6%	101.8%	101.3%	- 0.5%
New Listings	0	0	--	3	1	- 66.7%

* 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

