

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	35	48	+ 37.1%
Closed Sales	3	4	+ 33.3%	33	43	+ 30.3%
Median Sales Price*	\$403,000	<b>\$475,000</b>	+ 17.9%	\$337,500	<b>\$380,000</b>	+ 12.6%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 2.9%	40	38	- 5.0%
Percent of Original List Price Received*	102.4%	96.1%	- 6.2%	99.6%	98.8%	- 0.8%
New Listings	4	3	- 25.0%	45	54	+ 20.0%

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

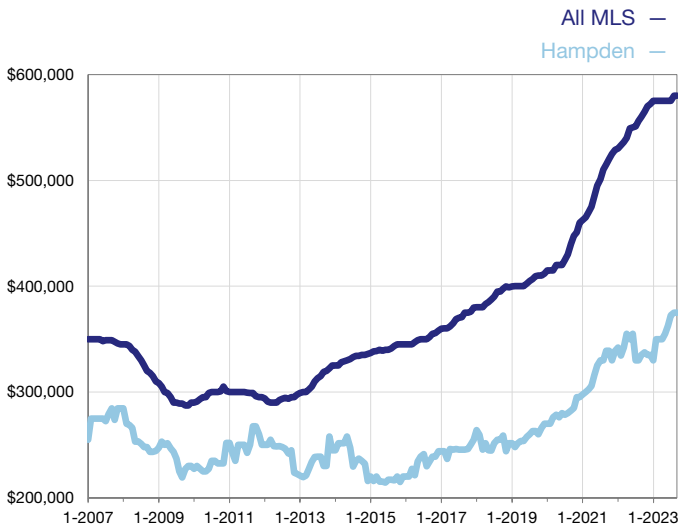
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$380,000	<b>\$405,000</b>	+ 6.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	17	- 5.6%
Percent of Original List Price Received*	0.0%	0.0%	--	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

