

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	40	53	+ 32.5%
Closed Sales	4	4	0.0%	37	48	+ 29.7%
Median Sales Price*	\$347,500	<b>\$427,500</b>	+ 23.0%	\$337,500	<b>\$392,500</b>	+ 16.3%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	33	52	+ 57.6%	39	39	0.0%
Percent of Original List Price Received*	98.4%	93.5%	- 5.0%	99.4%	98.4%	- 1.0%
New Listings	5	8	+ 60.0%	50	62	+ 24.0%

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

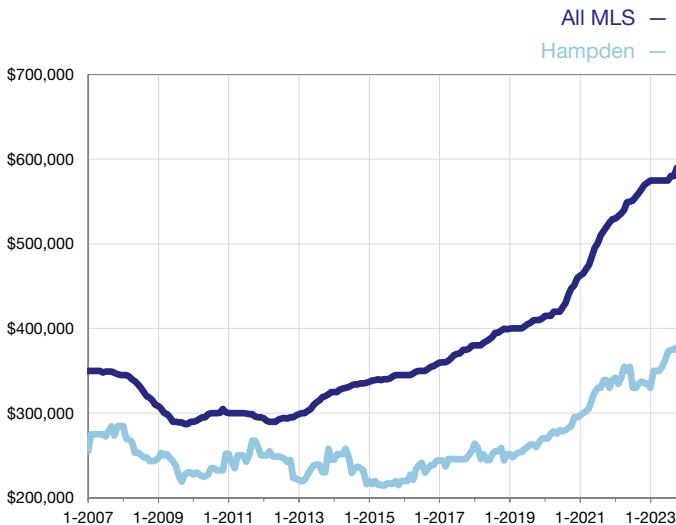
### Condominium Properties

Key Metrics	October			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

