

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	29	23	- 20.7%
Closed Sales	5	2	- 60.0%	24	22	- 8.3%
Median Sales Price*	\$451,000	\$431,650	- 4.3%	\$382,500	\$395,000	+ 3.3%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	18	16	- 11.1%	39	34	- 12.8%
Percent of Original List Price Received*	105.8%	102.9%	- 2.7%	99.2%	99.8%	+ 0.6%
New Listings	6	5	- 16.7%	35	27	- 22.9%

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

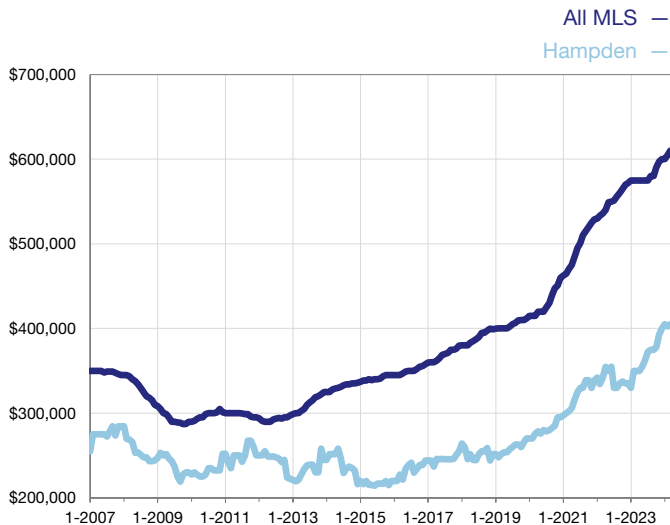
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

