

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	2	- 77.8%	42	30	- 28.6%
Closed Sales	11	5	- 54.5%	39	32	- 17.9%
Median Sales Price*	\$375,000	<b>\$460,000</b>	+ 22.7%	\$380,000	<b>\$403,000</b>	+ 6.1%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.5	<b>1.2</b>	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	38	<b>30</b>	- 21.1%	38	<b>41</b>	+ 7.9%
Percent of Original List Price Received*	99.3%	<b>102.0%</b>	+ 2.7%	99.1%	<b>98.6%</b>	- 0.5%
New Listings	6	<b>3</b>	- 50.0%	51	<b>35</b>	- 31.4%

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

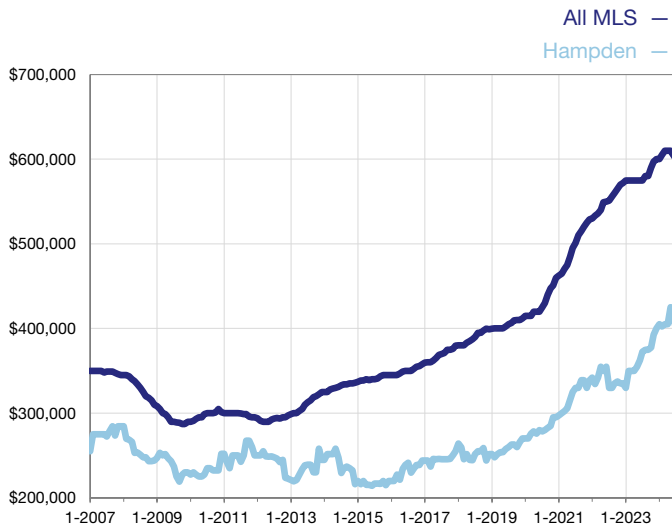
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$405,000	<b>\$0</b>	- 100.0%	\$405,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	0	- 100.0%
Percent of Original List Price Received*	101.3%	<b>0.0%</b>	- 100.0%	101.3%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	1	1	0.0%

\* 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

