

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

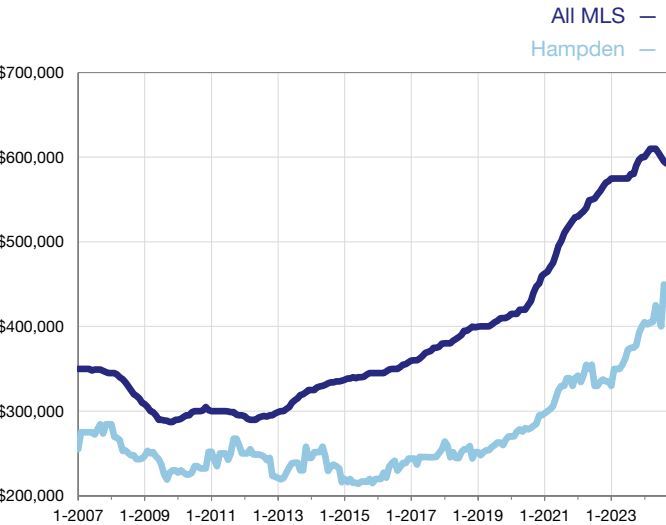
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	47	31	- 34.0%
Closed Sales	5	1	- 80.0%	44	34	- 22.7%
Median Sales Price*	\$600,000	\$385,000	- 35.8%	\$382,500	\$403,000	+ 5.4%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	33	40	+ 21.2%	38	41	+ 7.9%
Percent of Original List Price Received*	96.9%	94.1%	- 2.9%	98.8%	98.4%	- 0.4%
New Listings	3	3	0.0%	54	38	- 29.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$410,000	--	\$405,000	\$410,000	+ 1.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	16	--	17	16	- 5.9%
Percent of Original List Price Received*	0.0%	102.5%	--	101.3%	102.5%	+ 1.2%
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

