

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	3	- 40.0%	52	34	- 34.6%
Closed Sales	4	3	- 25.0%	48	37	- 22.9%
Median Sales Price*	\$427,500	\$436,500	+ 2.1%	\$392,500	\$406,000	+ 3.4%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	52	29	- 44.2%	39	40	+ 2.6%
Percent of Original List Price Received*	93.5%	95.9%	+ 2.6%	98.4%	98.2%	- 0.2%
New Listings	8	6	- 25.0%	62	44	- 29.0%

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

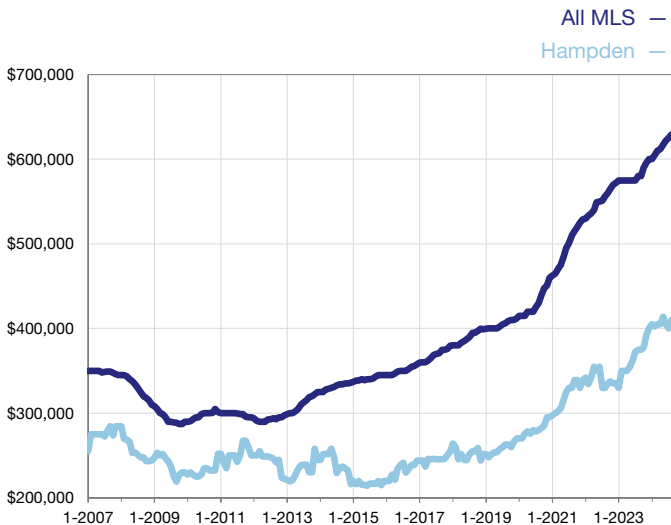
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$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	0	--	17	16	- 5.9%
Percent of Original List Price Received*	0.0%	0.0%	--	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

