

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

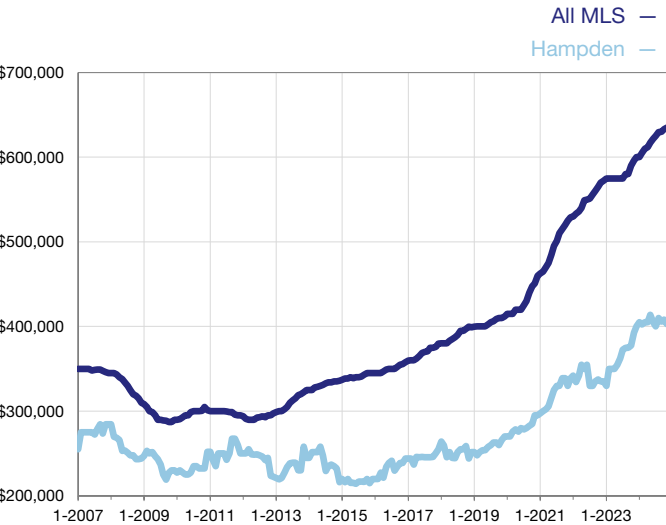
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	7	+ 600.0%	53	40	- 24.5%
Closed Sales	2	2	0.0%	50	39	- 22.0%
Median Sales Price*	\$556,000	\$514,881	- 7.4%	\$402,500	\$409,900	+ 1.8%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	66	97	+ 47.0%	40	43	+ 7.5%
Percent of Original List Price Received*	90.4%	92.7%	+ 2.5%	98.1%	97.9%	- 0.2%
New Listings	5	8	+ 60.0%	67	52	- 22.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
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

