

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

### Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
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	<b>\$514,881</b>	- 7.4%	\$402,500	<b>\$409,900</b>	+ 1.8%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	3.2	<b>2.3</b>	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	66	<b>97</b>	+ 47.0%	40	<b>43</b>	+ 7.5%
Percent of Original List Price Received*	90.4%	<b>92.7%</b>	+ 2.5%	98.1%	<b>97.9%</b>	- 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.

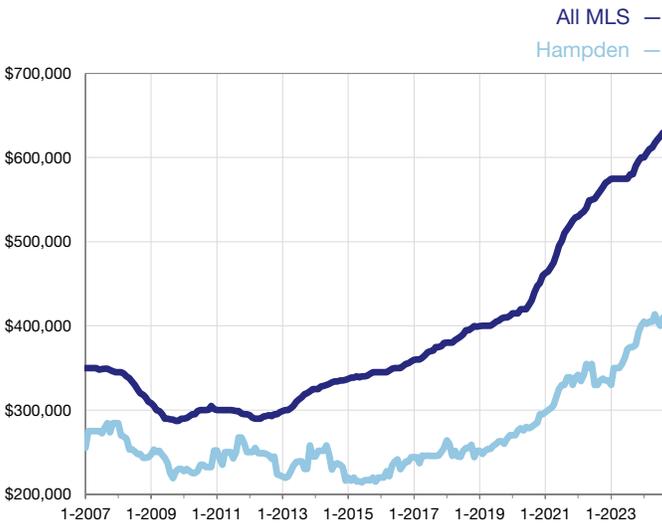
### Condominium Properties

Key Metrics	November			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	<b>\$0</b>	--	\$405,000	<b>\$410,000</b>	+ 1.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	17	<b>16</b>	- 5.9%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	101.3%	<b>102.5%</b>	+ 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

