

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

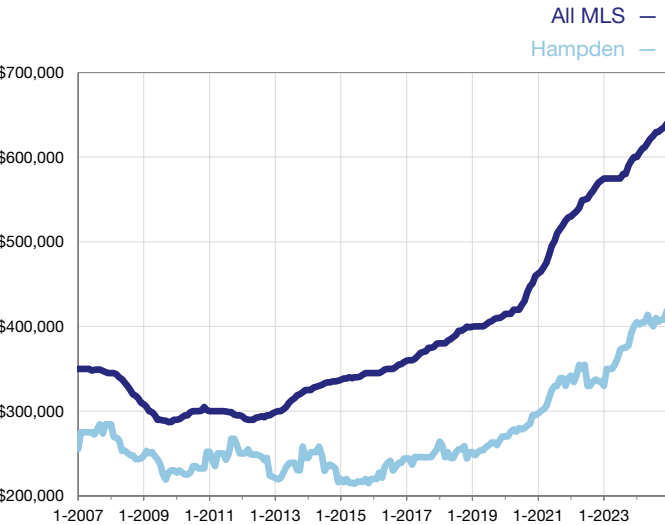
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	61	43	- 29.5%
Closed Sales	5	9	+ 80.0%	55	48	- 12.7%
Median Sales Price*	\$335,000	\$420,000	+ 25.4%	\$400,000	\$419,000	+ 4.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	63	39	- 38.1%	42	42	0.0%
Percent of Original List Price Received*	99.1%	97.8%	- 1.3%	98.2%	97.9%	- 0.3%
New Listings	2	2	0.0%	69	54	- 21.7%

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

Condominium Properties	December			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

