

# Local Market Update – January 2025

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## Hampden

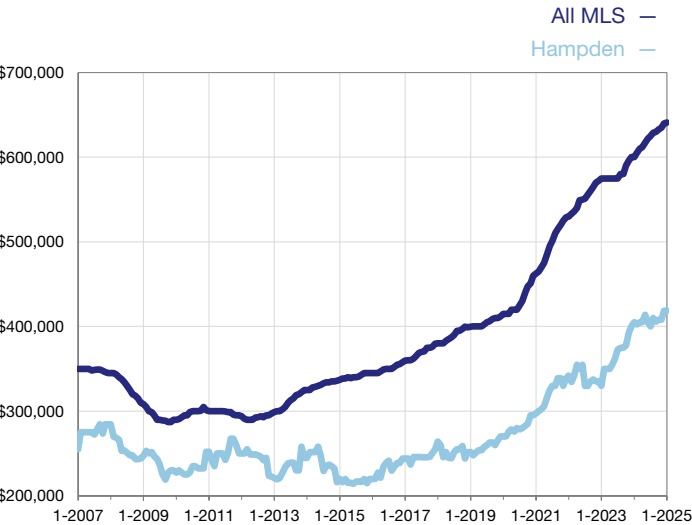
| Single-Family Properties                 | January   |           |          | Year to Date |           |          |
|--|-----------|-----------|----------|--------------|-----------|----------|
|  | 2024      | 2025      | + / -    | 2024         | 2025      | + / -    |
| Key Metrics                              |           |           |          |              |           |          |
| Pending Sales                            | 1         | 3         | + 200.0% | 1            | 3         | + 200.0% |
| Closed Sales                             | 5         | 3         | - 40.0%  | 5            | 3         | - 40.0%  |
| Median Sales Price*                      | \$451,000 | \$625,000 | + 38.6%  | \$451,000    | \$625,000 | + 38.6%  |
| Inventory of Homes for Sale              | 8         | 2         | - 75.0%  | --           | --        | --       |
| Months Supply of Inventory               | 1.7       | 0.5       | - 70.6%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 49        | 47        | - 4.1%   | 49           | 47        | - 4.1%   |
| Percent of Original List Price Received* | 97.5%     | 94.2%     | - 3.4%   | 97.5%        | 94.2%     | - 3.4%   |
| New Listings                             | 3         | 3         | 0.0%     | 3            | 3         | 0.0%     |

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

| Condominium Properties                   | January |      |       | Year to Date |      |       |
|--|---------|------|-------|--------------|------|-------|
|  | 2024    | 2025 | + / - | 2024         | 2025 | + / - |
| Key Metrics                              |         |      |       |              |      |       |
| Pending Sales                            | 0       | 0    | --    | 0            | 0    | --    |
| Closed Sales                             | 0       | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0     | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0       | 1    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0     | 0.0  | --    | --           | --   | --    |
| Cumulative Days on Market Until Sale     | 0       | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%    | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0       | 1    | --    | 0            | 1    | --    |

\* 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

