

# Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden

### Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	6	+ 20.0%	14	13	- 7.1%
Closed Sales	2	2	0.0%	15	8	- 46.7%
Median Sales Price*	\$364,950	<b>\$457,500</b>	+ 25.4%	\$395,000	<b>\$560,000</b>	+ 41.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	33	49	+ 48.5%
Percent of Original List Price Received*	100.0%	<b>102.2%</b>	+ 2.2%	98.9%	<b>98.3%</b>	- 0.6%
New Listings	7	4	- 42.9%	18	16	- 11.1%

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

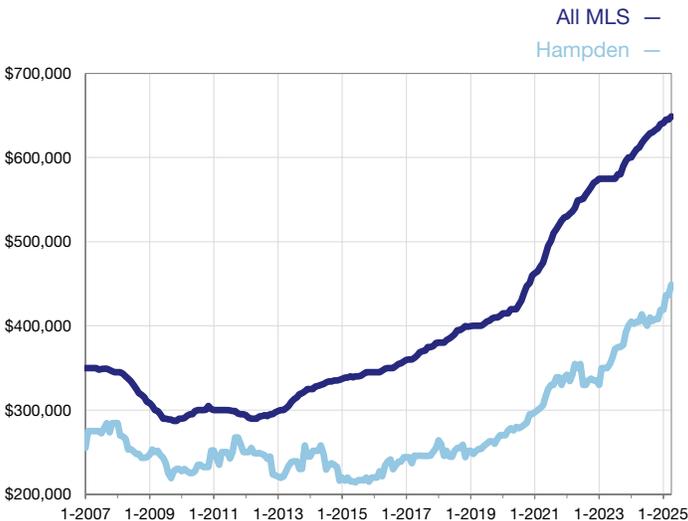
### Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$408,000</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	25	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>102.0%</b>	--
New Listings	0	0	--	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

