

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	4	- 33.3%	44	45	+ 2.3%
Closed Sales	9	3	- 66.7%	48	46	- 4.2%
Median Sales Price*	\$420,000	\$290,000	- 31.0%	\$419,000	\$452,500	+ 8.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	39	57	+ 46.2%	42	41	- 2.4%
Percent of Original List Price Received*	97.8%	94.4%	- 3.5%	97.9%	99.8%	+ 1.9%
New Listings	2	2	0.0%	54	52	- 3.7%

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

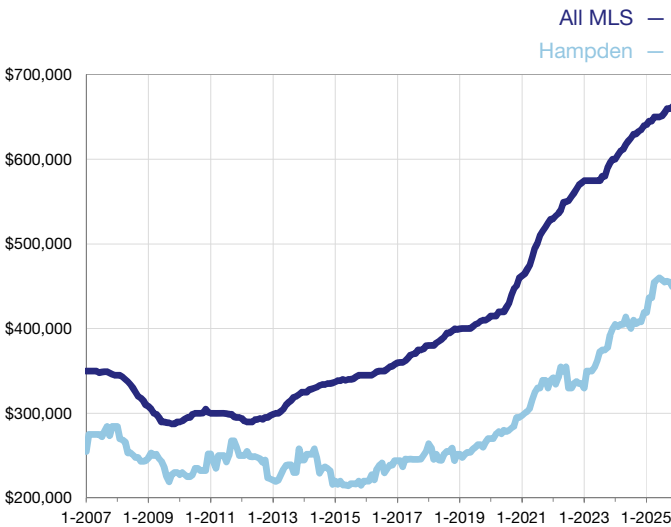
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$410,000	\$435,000	+ 6.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	16	23	+ 43.8%
Percent of Original List Price Received*	0.0%	0.0%	--	102.5%	102.7%	+ 0.2%
New Listings	0	0	--	1	3	+ 200.0%

* 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

