

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

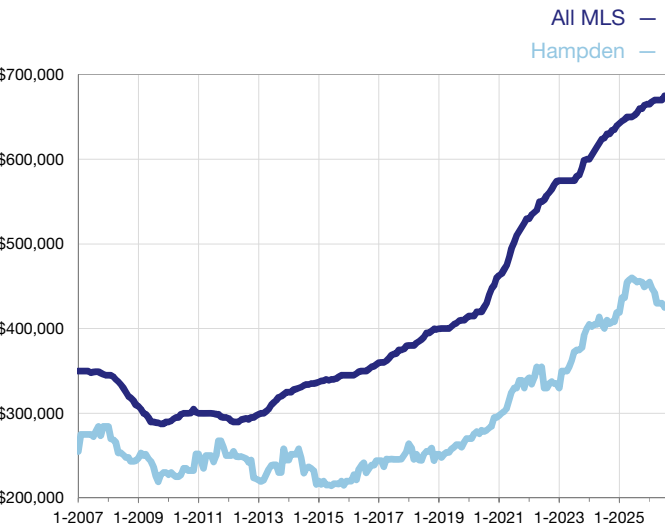
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	33	30	- 9.1%
Closed Sales	6	2	- 66.7%	32	27	- 15.6%
Median Sales Price*	\$456,600	\$380,500	- 16.7%	\$477,500	\$430,000	- 9.9%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--
Cumulative Days on Market Until Sale	58	19	- 67.2%	38	29	- 23.7%
Percent of Original List Price Received*	103.0%	107.7%	+ 4.6%	100.6%	103.3%	+ 2.7%
New Listings	1	9	+ 800.0%	41	42	+ 2.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$408,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	25	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	102.0%	0.0%	- 100.0%
New Listings	1	1	0.0%	2	1	- 50.0%

* 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

