

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden

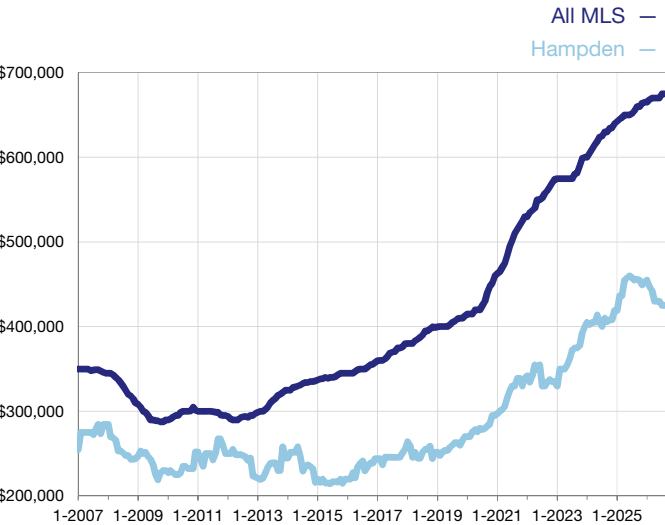
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	38	32	- 15.8%
Closed Sales	3	4	+ 33.3%	35	31	- 11.4%
Median Sales Price*	\$456,000	\$489,000	+ 7.2%	\$460,000	\$430,000	- 6.5%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	1.5	4.6	+ 206.7%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	37	27	- 27.0%
Percent of Original List Price Received*	106.3%	104.1%	- 2.1%	101.1%	103.4%	+ 2.3%
New Listings	5	7	+ 40.0%	46	49	+ 6.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$490,000	--	\$408,000	\$490,000	+ 20.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	25	23	- 8.0%
Percent of Original List Price Received*	0.0%	103.2%	--	102.0%	103.2%	+ 1.2%
New Listings	1	0	- 100.0%	3	1	- 66.7%

* 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

