Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hampden County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	275	**288**	+ 4.7%	2,640	**2,707**	+ 2.5%
Closed Sales	301	**265**	- 12.0%	2,544	**2,605**	+ 2.4%
Median Sales Price*	$360,000	**$350,000**	- 2.8%	$350,000	**$355,000**	+ 1.4%
Inventory of Homes for Sale	597	**665**	+ 11.4%	--	--	--
Months Supply of Inventory	2.3	**2.5**	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	37	**36**	- 2.7%	36	**39**	+ 8.3%
Percent of Original List Price Received*	99.5%	**100.1%**	+ 0.6%	100.6%	**100.6%**	0.0%
New Listings	350	**353**	+ 0.9%	3,184	**3,403**	+ 6.9%

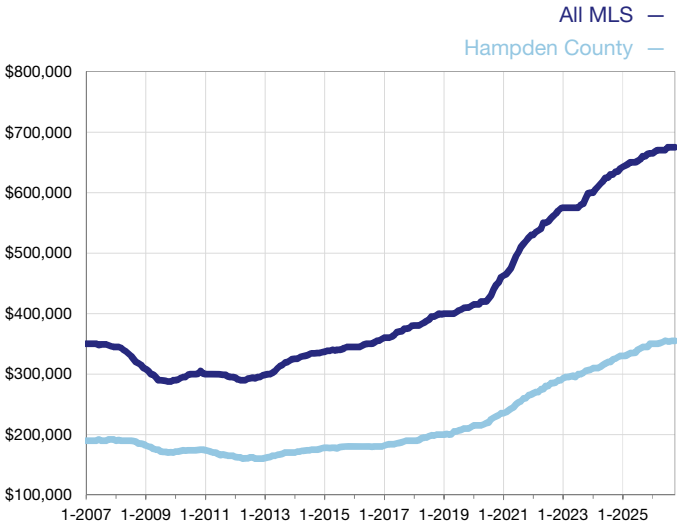
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

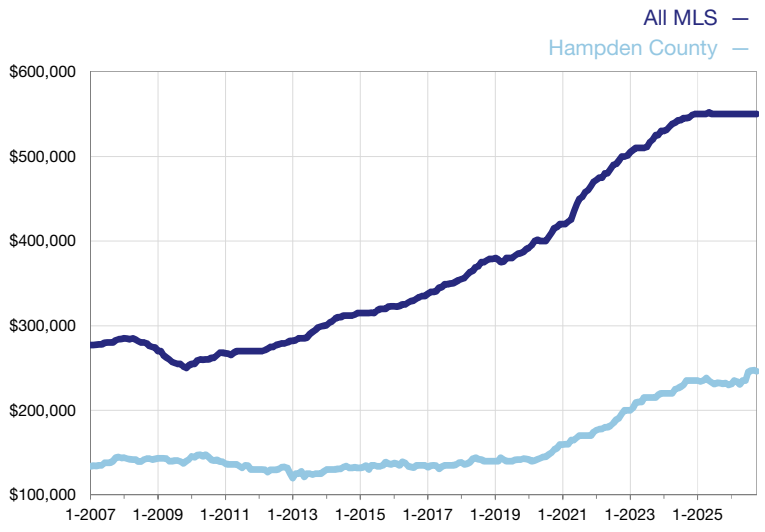
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	38	**47**	+ 23.7%	409	**396**	- 3.2%
Closed Sales	50	**39**	- 22.0%	414	**379**	- 8.5%
Median Sales Price*	$269,950	**$256,000**	- 5.2%	$232,500	**$253,000**	+ 8.8%
Inventory of Homes for Sale	95	**90**	- 5.3%	--	--	--
Months Supply of Inventory	2.4	**2.4**	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	**46**	+ 24.3%	43	**56**	+ 30.2%
Percent of Original List Price Received*	99.4%	**98.0%**	- 1.4%	99.8%	**99.0%**	- 0.8%
New Listings	61	**46**	- 24.6%	449	**468**	+ 4.2%

* 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



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