Local Market Update – October 2026

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

Hampden

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**8**	+ 300.0%	40	**39**	- 2.5%
Closed Sales	6	**2**	- 66.7%	41	**33**	- 19.5%
Median Sales Price*	$386,250	**$550,500**	+ 42.5%	$456,000	**$430,000**	- 5.7%
Inventory of Homes for Sale	7	**12**	+ 71.4%	--	--	--
Months Supply of Inventory	1.5	**3.3**	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	47	**49**	+ 4.3%	38	**28**	- 26.3%
Percent of Original List Price Received*	100.1%	**99.2%**	- 0.9%	100.9%	**103.2%**	+ 2.3%
New Listings	4	**5**	+ 25.0%	50	**54**	+ 8.0%

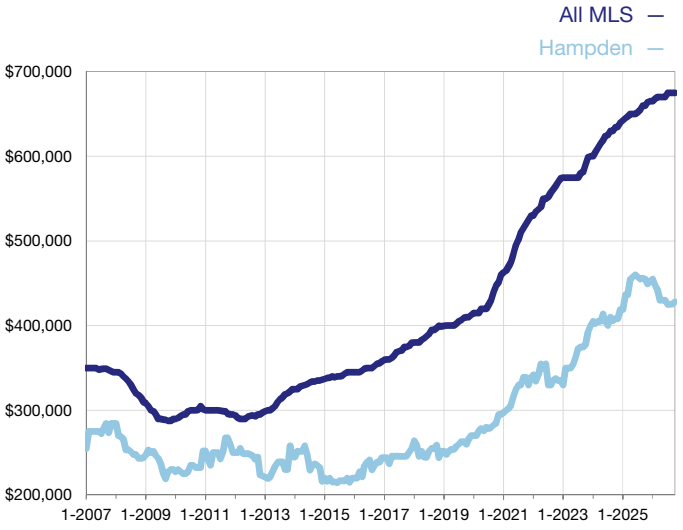
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

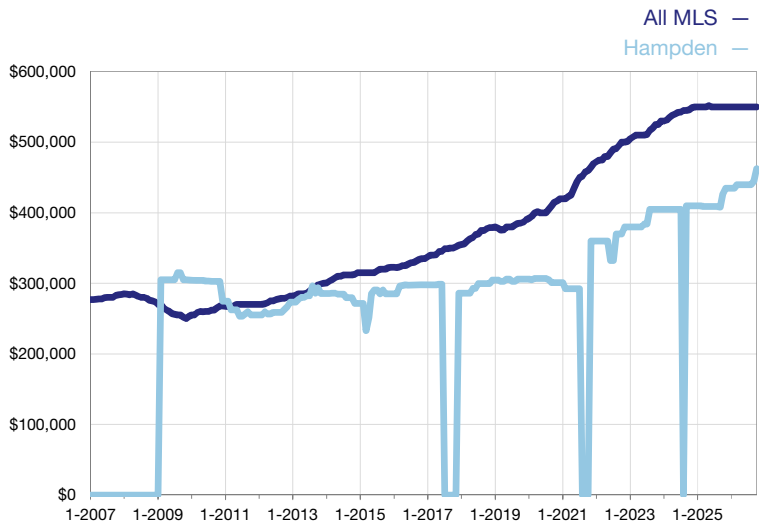
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	3	**1**	- 66.7%
Closed Sales	1	**0**	- 100.0%	2	**1**	- 50.0%
Median Sales Price*	$445,000	**$0**	- 100.0%	$426,500	**$490,000**	+ 14.9%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	17	**0**	- 100.0%	21	**23**	+ 9.5%
Percent of Original List Price Received*	104.7%	**0.0%**	- 100.0%	103.4%	**103.2%**	- 0.2%
New Listings	0	**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



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