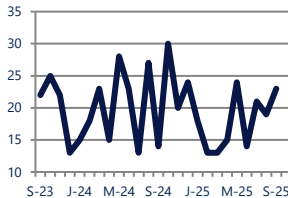


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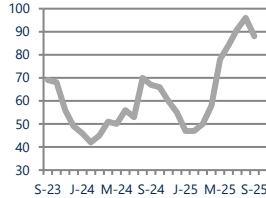
FOCUS ON: **HAMPSHIRE COUNTY HOUSING MARKET** SEPTEMBER 2025

Units Sold 23



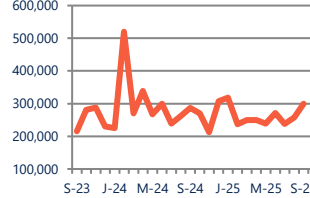
Up
Vs. Year Ago

Active Inventory 88



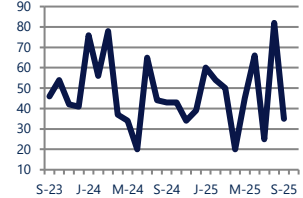
Up 31%
Vs. Year Ago

Median Sale Price \$300,000



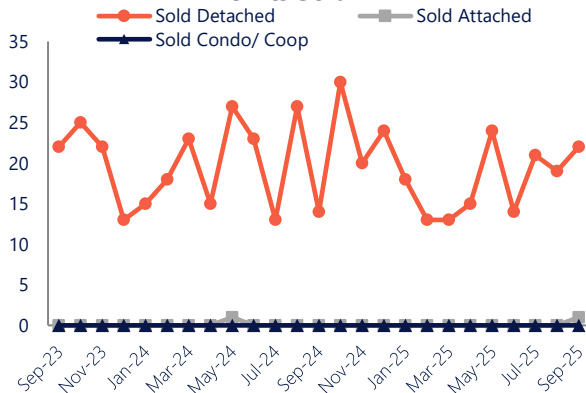
Up 5%
Vs. Year Ago

Days On Market 35



Down -19%
Vs. Year Ago

Units Sold*



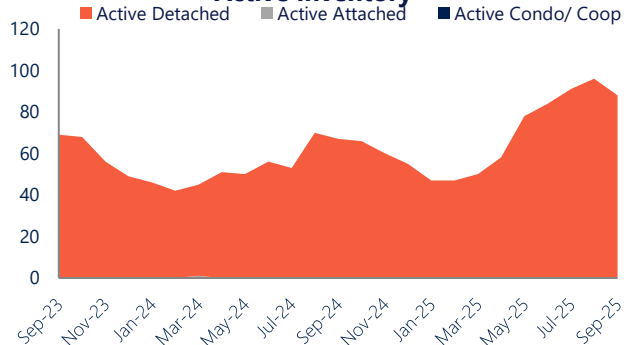
Units Sold

With relatively few transactions, there was an increase in total units sold in September, with 23 sold this month in Hampshire County. This month's total units sold was higher than at this time last year, an increase from September 2024.

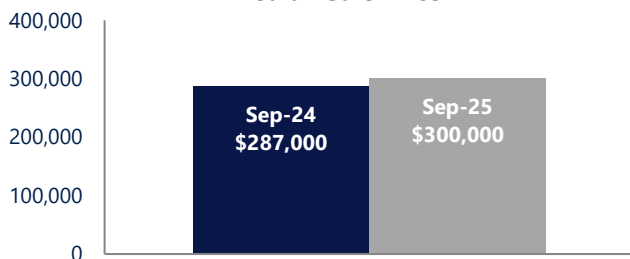
Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 31%. The total number of active inventory this September was 88 compared to 67 in September 2024. This month's total of 88 is lower than the previous month's total supply of available inventory of 96, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Hampshire County Homes was \$287,000. This September, the median sale price was \$300,000, an increase of 5% or \$13,000 compared to last year. The current median sold price is 17% higher than in August.

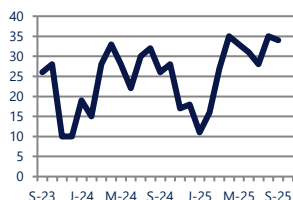
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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FOCUS ON: **HAMPSHIRE COUNTY HOUSING MARKET** SEPTEMBER 2025

New Listings

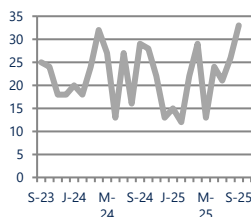
34



Up 31%
Vs. Year Ago

Current Contracts

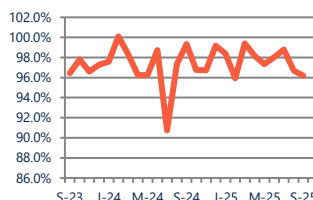
33



Up 14%
Vs. Year Ago

Sold Vs. List Price

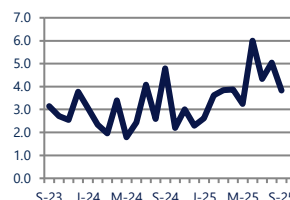
96.2%



Down -3.2%
Vs. Year Ago

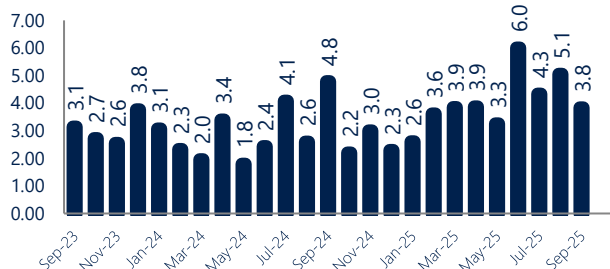
Months of Supply

3.8



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

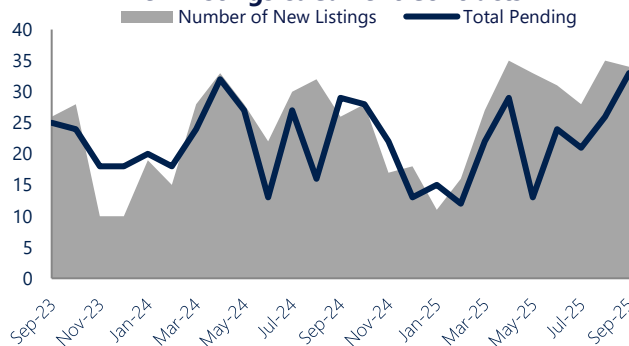
In September, there was 3.8 months of supply available in Hampshire County, compared to 4.8 in September 2024. That is a decrease of 20% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

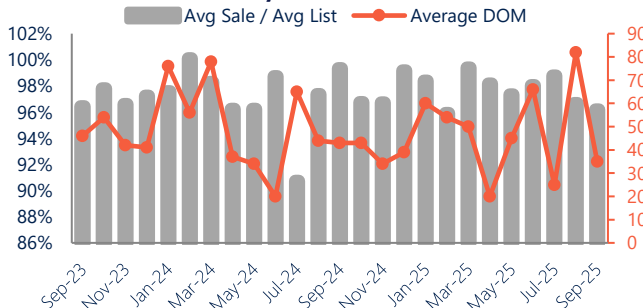
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Hampshire County compared to 26 in September 2024, an increase of 31%. There were 33 current contracts pending sale this September compared to 29 a year ago. The number of current contracts is 14% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Hampshire County was 96.2% of the average list price, which is 3.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 43, a decrease of 19%.