Local Market Update – November 2020

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

Hadley

Single-Family Properties

	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	45	**35**	- 22.2%
Closed Sales	4	**2**	- 50.0%	43	**30**	- 30.2%
Median Sales Price*	$625,000	**$655,500**	+ 4.9%	$391,000	**$397,500**	+ 1.7%
Inventory of Homes for Sale	20	**15**	- 25.0%	--	--	--
Months Supply of Inventory	4.4	**5.0**	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	155	**179**	+ 15.5%	95	**85**	- 10.5%
Percent of Original List Price Received*	95.9%	**97.5%**	+ 1.7%	95.5%	**96.4%**	+ 0.9%
New Listings	2	**6**	+ 200.0%	61	**54**	- 11.5%

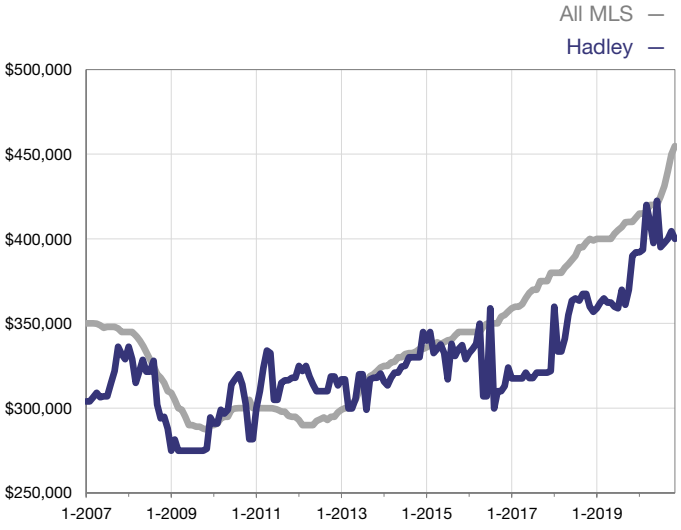
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

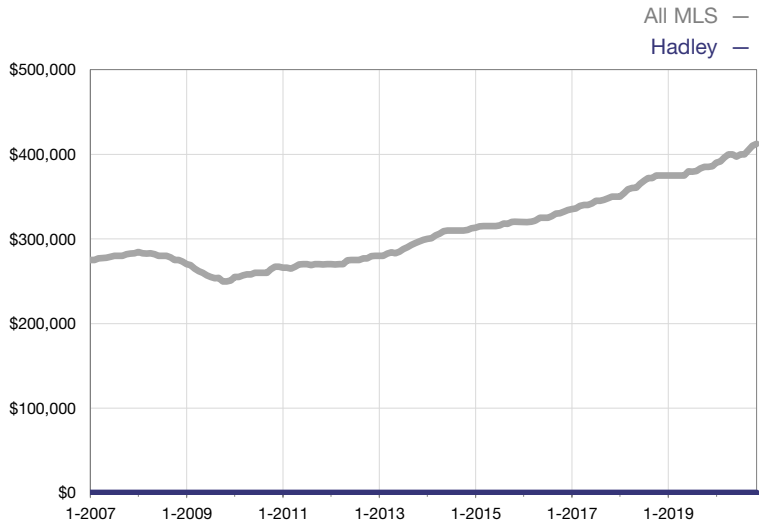
	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**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



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