

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	10	14	+ 40.0%	10	14	+ 40.0%
Median Sales Price*	\$243,250	\$372,500	+ 53.1%	\$243,250	\$372,500	+ 53.1%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	69	84	+ 21.7%	69	84	+ 21.7%
Percent of Original List Price Received*	96.9%	98.7%	+ 1.9%	96.9%	98.7%	+ 1.9%
New Listings	9	10	+ 11.1%	9	10	+ 11.1%

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

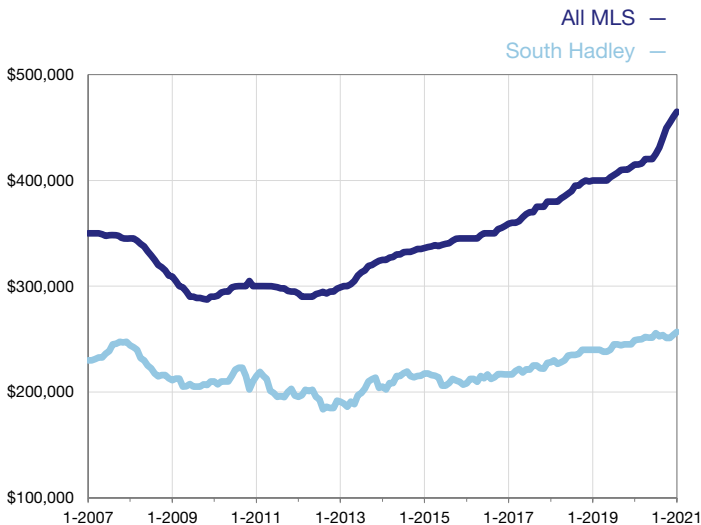
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$134,375	\$242,950	+ 80.8%	\$134,375	\$242,950	+ 80.8%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--
Cumulative Days on Market Until Sale	62	17	- 72.6%	62	17	- 72.6%
Percent of Original List Price Received*	90.1%	102.3%	+ 13.5%	90.1%	102.3%	+ 13.5%
New Listings	10	2	- 80.0%	10	2	- 80.0%

* 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

