

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	6	- 14.3%	181	135	- 25.4%
Closed Sales	15	9	- 40.0%	191	139	- 27.2%
Median Sales Price*	\$305,900	<b>\$360,000</b>	+ 17.7%	\$312,500	<b>\$334,300</b>	+ 7.0%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	25	36	+ 44.0%	38	30	- 21.1%
Percent of Original List Price Received*	101.2%	100.5%	- 0.7%	102.3%	102.5%	+ 0.2%
New Listings	4	3	- 25.0%	186	157	- 15.6%

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

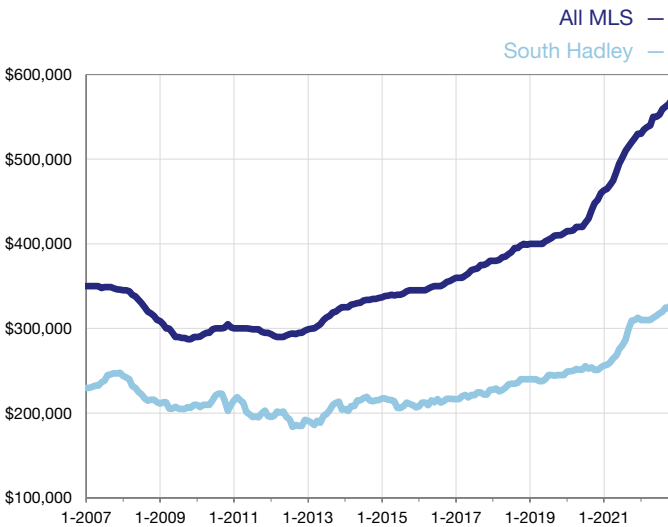
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	2	- 66.7%	73	46	- 37.0%
Closed Sales	6	3	- 50.0%	77	43	- 44.2%
Median Sales Price*	\$276,000	<b>\$195,000</b>	- 29.3%	\$248,000	<b>\$268,500</b>	+ 8.3%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	112	18	- 83.9%	85	36	- 57.6%
Percent of Original List Price Received*	101.4%	101.5%	+ 0.1%	102.7%	103.7%	+ 1.0%
New Listings	4	3	- 25.0%	83	53	- 36.1%

\* 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

