

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*	\$285,000	\$322,900	+ 13.3%	\$285,000	\$322,900	+ 13.3%
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	27	45	+ 66.7%	27	45	+ 66.7%
Percent of Original List Price Received*	102.0%	94.2%	- 7.6%	102.0%	94.2%	- 7.6%
New Listings	6	7	+ 16.7%	6	7	+ 16.7%

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

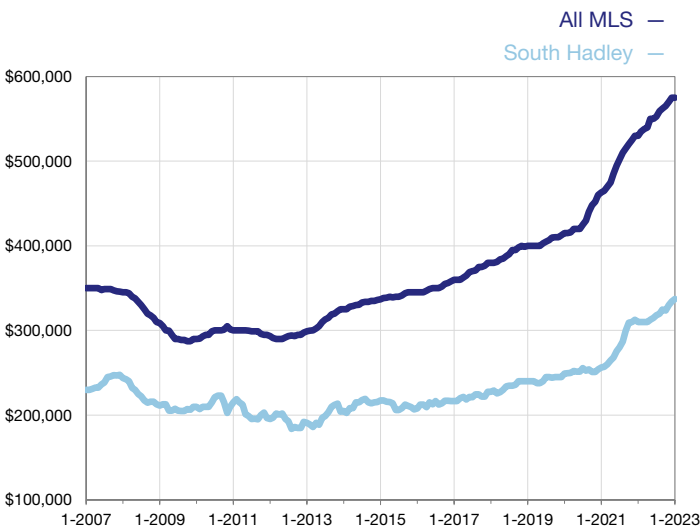
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	0	4	--
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$267,000	\$300,000	+ 12.4%	\$267,000	\$300,000	+ 12.4%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	180	21	- 88.3%	180	21	- 88.3%
Percent of Original List Price Received*	106.3%	100.0%	- 5.9%	106.3%	100.0%	- 5.9%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%

* 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

