

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	19	+ 18.8%	41	54	+ 31.7%
Closed Sales	8	10	+ 25.0%	33	51	+ 54.5%
Median Sales Price*	\$249,950	<b>\$319,750</b>	+ 27.9%	\$251,500	<b>\$312,500</b>	+ 24.3%
Inventory of Homes for Sale	30	11	- 63.3%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	99	27	- 72.7%	86	54	- 37.2%
Percent of Original List Price Received*	94.8%	<b>104.1%</b>	+ 9.8%	96.0%	<b>99.9%</b>	+ 4.1%
New Listings	12	16	+ 33.3%	50	53	+ 6.0%

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

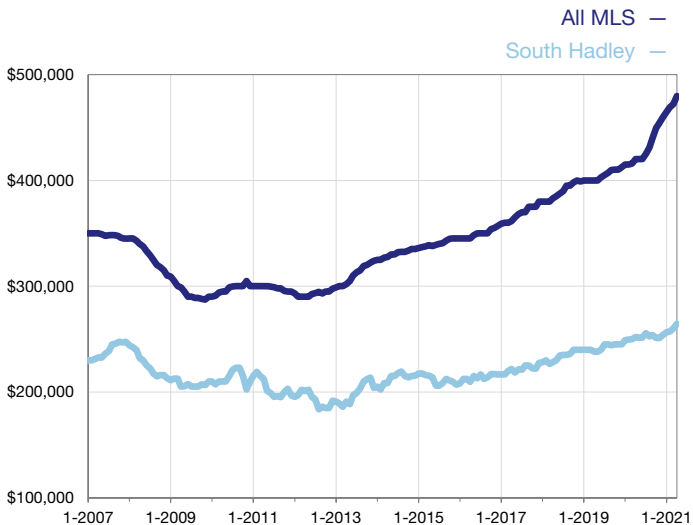
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	4	+ 100.0%	13	24	+ 84.6%
Closed Sales	5	4	- 20.0%	14	14	0.0%
Median Sales Price*	\$160,000	<b>\$255,500</b>	+ 59.7%	\$150,000	<b>\$242,950</b>	+ 62.0%
Inventory of Homes for Sale	18	2	- 88.9%	--	--	--
Months Supply of Inventory	3.5	0.4	- 88.6%	--	--	--
Cumulative Days on Market Until Sale	41	45	+ 9.8%	53	45	- 15.1%
Percent of Original List Price Received*	97.5%	<b>101.5%</b>	+ 4.1%	94.7%	<b>100.1%</b>	+ 5.7%
New Listings	3	4	+ 33.3%	23	19	- 17.4%

\* 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

