

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hadley

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	5	- 28.6%	14	27	+ 92.9%
Closed Sales	2	4	+ 100.0%	9	20	+ 122.2%
Median Sales Price*	\$390,000	\$465,500	+ 19.4%	\$395,000	\$543,500	+ 37.6%
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	6.1	1.9	- 68.9%	--	--	--
Cumulative Days on Market Until Sale	60	35	- 41.7%	128	106	- 17.2%
Percent of Original List Price Received*	90.2%	100.5%	+ 11.4%	95.3%	95.8%	+ 0.5%
New Listings	11	3	- 72.7%	28	30	+ 7.1%

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

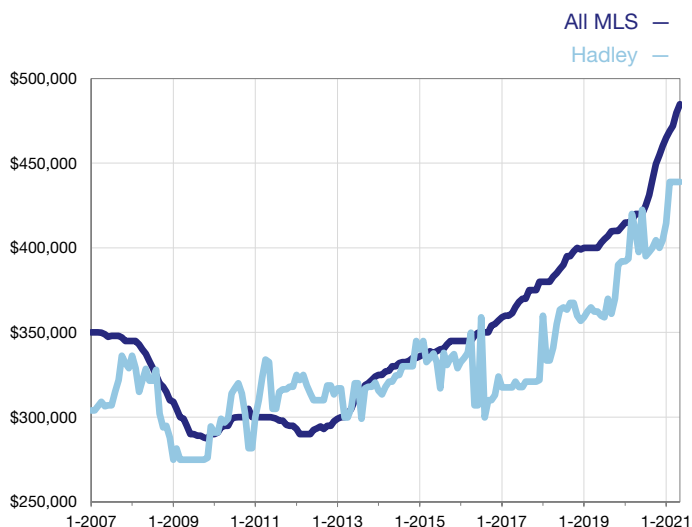
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
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

