

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	14	- 36.4%	63	68	+ 7.9%
Closed Sales	13	12	- 7.7%	46	64	+ 39.1%
Median Sales Price*	\$209,900	<b>\$293,500</b>	+ 39.8%	\$244,500	<b>\$304,750</b>	+ 24.6%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	53	23	- 56.6%	77	48	- 37.7%
Percent of Original List Price Received*	100.9%	<b>102.8%</b>	+ 1.9%	97.4%	<b>100.5%</b>	+ 3.2%
New Listings	22	16	- 27.3%	72	69	- 4.2%

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

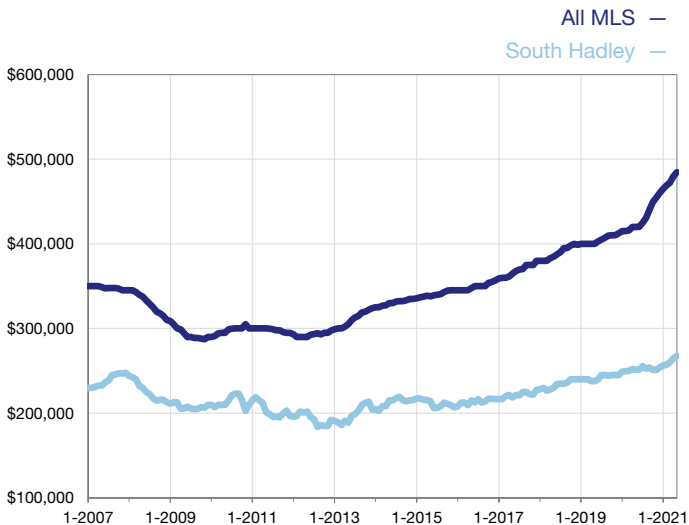
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	8	+ 100.0%	17	32	+ 88.2%
Closed Sales	3	6	+ 100.0%	17	20	+ 17.6%
Median Sales Price*	\$135,000	<b>\$153,500</b>	+ 13.7%	\$140,000	<b>\$221,500</b>	+ 58.2%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	3.9	0.6	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	36	117	+ 225.0%	50	66	+ 32.0%
Percent of Original List Price Received*	97.2%	<b>100.6%</b>	+ 3.5%	95.2%	<b>100.3%</b>	+ 5.4%
New Listings	5	9	+ 80.0%	28	28	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

