

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	11	- 26.7%	174	133	- 23.6%
Closed Sales	20	15	- 25.0%	176	130	- 26.1%
Median Sales Price*	\$311,000	\$461,500	+ 48.4%	\$312,550	\$330,000	+ 5.6%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	46	28	- 39.1%	39	29	- 25.6%
Percent of Original List Price Received*	103.2%	99.1%	- 4.0%	102.4%	102.7%	+ 0.3%
New Listings	10	8	- 20.0%	182	155	- 14.8%

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

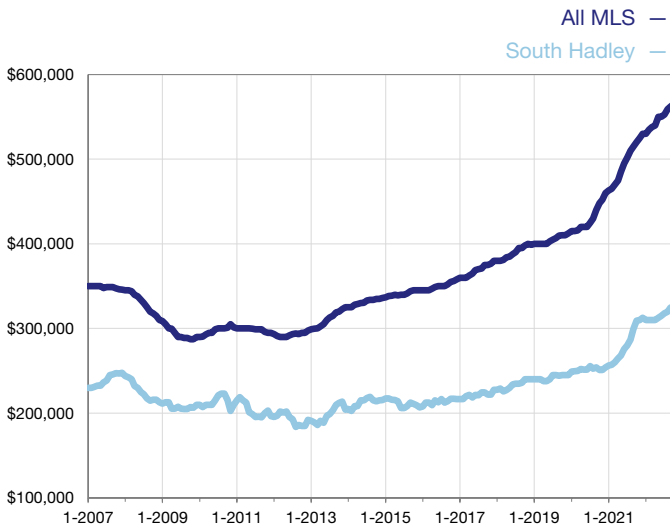
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	6	+ 100.0%	67	45	- 32.8%
Closed Sales	6	2	- 66.7%	71	40	- 43.7%
Median Sales Price*	\$325,500	\$349,750	+ 7.5%	\$245,000	\$271,750	+ 10.9%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--
Cumulative Days on Market Until Sale	58	6	- 89.7%	82	37	- 54.9%
Percent of Original List Price Received*	100.9%	100.5%	- 0.4%	102.8%	103.9%	+ 1.1%
New Listings	14	6	- 57.1%	79	50	- 36.7%

* 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

