

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	13	15	+ 15.4%
Closed Sales	7	6	- 14.3%	16	12	- 25.0%
Median Sales Price*	\$300,000	\$215,000	- 28.3%	\$287,500	\$282,500	- 1.7%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	39	47	+ 20.5%	33	43	+ 30.3%
Percent of Original List Price Received*	103.4%	95.9%	- 7.3%	102.6%	94.5%	- 7.9%
New Listings	14	7	- 50.0%	20	14	- 30.0%

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

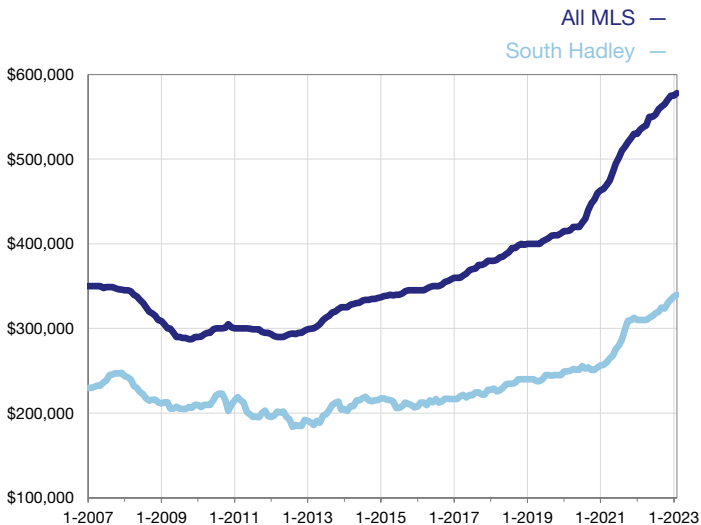
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	2	5	+ 150.0%
Closed Sales	2	3	+ 50.0%	6	4	- 33.3%
Median Sales Price*	\$184,500	\$250,000	+ 35.5%	\$229,500	\$275,000	+ 19.8%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	10	46	+ 360.0%	123	40	- 67.5%
Percent of Original List Price Received*	108.1%	101.4%	- 6.2%	106.9%	101.1%	- 5.4%
New Listings	4	2	- 50.0%	6	5	- 16.7%

* 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

