

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	13	- 7.1%	27	26	- 3.7%
Closed Sales	6	11	+ 83.3%	22	23	+ 4.5%
Median Sales Price*	\$282,500	<b>\$340,000</b>	+ 20.4%	\$287,500	<b>\$320,000</b>	+ 11.3%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	27	51	+ 88.9%	31	47	+ 51.6%
Percent of Original List Price Received*	101.5%	98.5%	- 3.0%	102.3%	96.4%	- 5.8%
New Listings	14	8	- 42.9%	34	22	- 35.3%

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

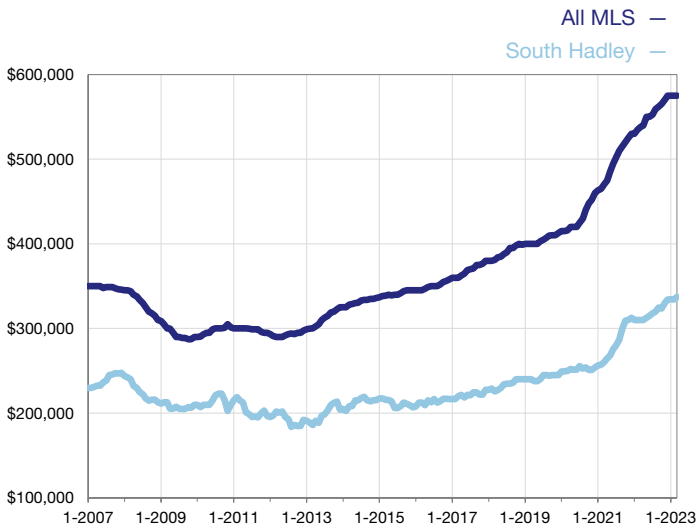
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	9	10	+ 11.1%
Closed Sales	1	2	+ 100.0%	7	6	- 14.3%
Median Sales Price*	\$405,000	<b>\$320,000</b>	- 21.0%	\$249,000	<b>\$275,000</b>	+ 10.4%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	109	37	- 66.1%
Percent of Original List Price Received*	101.3%	99.3%	- 2.0%	106.1%	100.5%	- 5.3%
New Listings	7	4	- 42.9%	13	9	- 30.8%

\* 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

