

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	38	38	0.0%
Closed Sales	14	7	- 50.0%	36	30	- 16.7%
Median Sales Price*	\$322,050	<b>\$390,000</b>	+ 21.1%	\$299,500	<b>\$327,950</b>	+ 9.5%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	21	84	+ 300.0%	27	55	+ 103.7%
Percent of Original List Price Received*	105.0%	<b>100.8%</b>	- 4.0%	103.3%	<b>97.4%</b>	- 5.7%
New Listings	14	16	+ 14.3%	48	38	- 20.8%

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

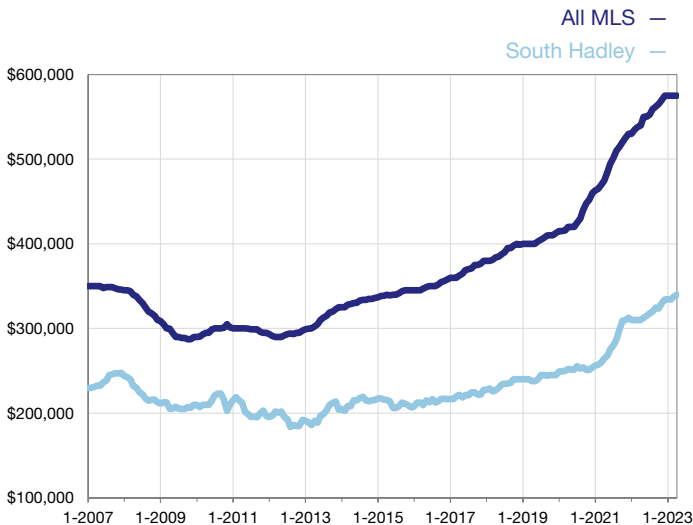
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	14	11	- 21.4%
Closed Sales	5	4	- 20.0%	12	10	- 16.7%
Median Sales Price*	\$175,000	<b>\$422,400</b>	+ 141.4%	\$229,500	<b>\$332,450</b>	+ 44.9%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	16	43	+ 168.8%	70	39	- 44.3%
Percent of Original List Price Received*	105.1%	<b>106.0%</b>	+ 0.9%	105.7%	<b>102.7%</b>	- 2.8%
New Listings	5	1	- 80.0%	18	10	- 44.4%

\* 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

