

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	21	+ 90.9%	49	58	+ 18.4%
Closed Sales	10	7	- 30.0%	46	37	- 19.6%
Median Sales Price*	\$315,000	\$310,000	- 1.6%	\$302,500	\$322,900	+ 6.7%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	69	90	+ 30.4%	36	62	+ 72.2%
Percent of Original List Price Received*	101.2%	102.3%	+ 1.1%	102.9%	98.4%	- 4.4%
New Listings	9	15	+ 66.7%	56	53	- 5.4%

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

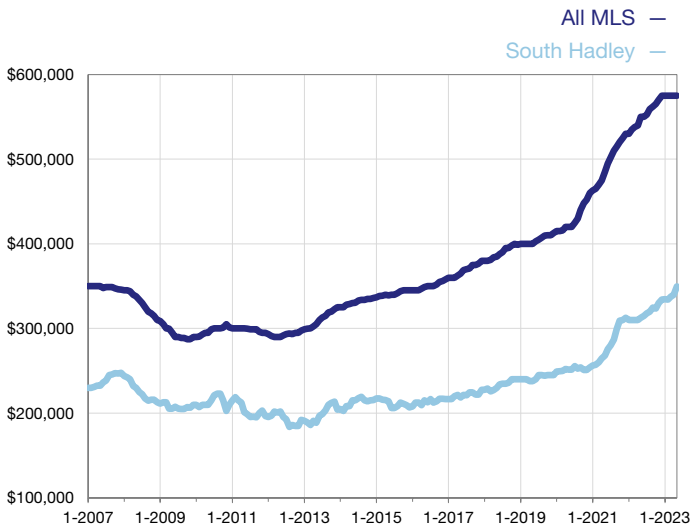
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	18	16	- 11.1%
Closed Sales	3	5	+ 66.7%	15	15	0.0%
Median Sales Price*	\$393,000	\$195,000	- 50.4%	\$249,000	\$250,000	+ 0.4%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	14	26	+ 85.7%	59	35	- 40.7%
Percent of Original List Price Received*	106.3%	96.7%	- 9.0%	105.8%	100.7%	- 4.8%
New Listings	5	6	+ 20.0%	23	16	- 30.4%

* 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

