

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	12	0.0%	61	69	+ 13.1%
Closed Sales	13	25	+ 92.3%	59	62	+ 5.1%
Median Sales Price*	\$380,000	\$360,000	- 5.3%	\$315,000	\$340,000	+ 7.9%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	13	22	+ 69.2%	31	46	+ 48.4%
Percent of Original List Price Received*	104.0%	106.1%	+ 2.0%	103.1%	101.5%	- 1.6%
New Listings	22	18	- 18.2%	78	71	- 9.0%

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

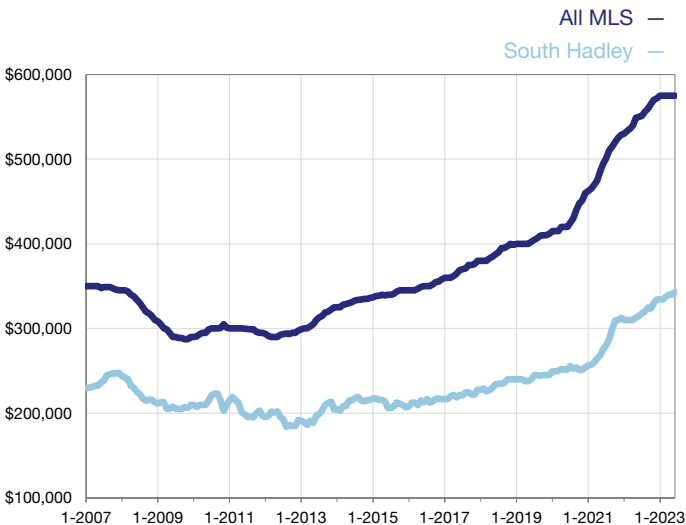
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	19	20	+ 5.3%
Closed Sales	6	3	- 50.0%	21	18	- 14.3%
Median Sales Price*	\$322,500	\$235,000	- 27.1%	\$275,000	\$250,000	- 9.1%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	3.1	1.9	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	21	34	+ 61.9%	48	35	- 27.1%
Percent of Original List Price Received*	104.8%	104.2%	- 0.6%	105.5%	101.3%	- 4.0%
New Listings	3	3	0.0%	26	19	- 26.9%

* 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

