

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hadley

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	28	21	- 25.0%
Closed Sales	2	1	- 50.0%	24	21	- 12.5%
Median Sales Price*	\$452,000	<b>\$615,000</b>	+ 36.1%	\$544,500	<b>\$562,031</b>	+ 3.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.8	<b>2.2</b>	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	18	<b>20</b>	+ 11.1%	66	<b>47</b>	- 28.8%
Percent of Original List Price Received*	101.5%	<b>88.0%</b>	- 13.3%	104.5%	<b>101.3%</b>	- 3.1%
New Listings	3	<b>3</b>	0.0%	30	<b>25</b>	- 16.7%

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

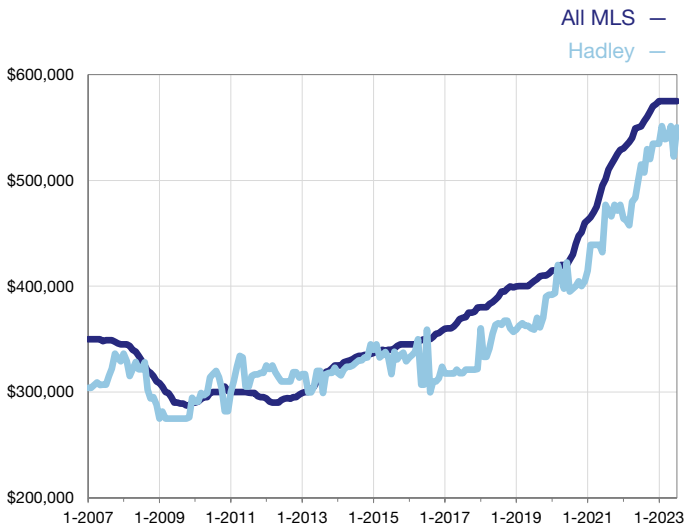
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
New Listings	0	0	--	0	0	--

\* 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

