

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	16	0.0%	77	85	+ 10.4%
Closed Sales	11	12	+ 9.1%	70	74	+ 5.7%
Median Sales Price*	\$353,700	\$383,250	+ 8.4%	\$325,550	\$341,000	+ 4.7%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	17	14	- 17.6%	29	41	+ 41.4%
Percent of Original List Price Received*	108.5%	108.0%	- 0.5%	104.0%	102.5%	- 1.4%
New Listings	25	15	- 40.0%	103	86	- 16.5%

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

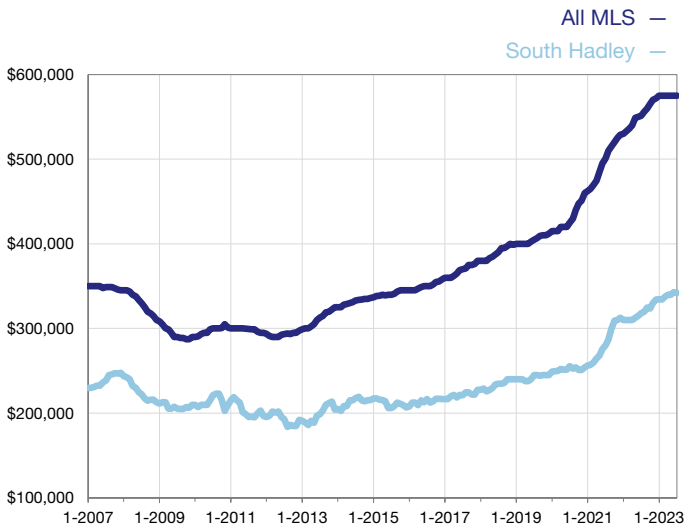
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	24	25	+ 4.2%
Closed Sales	4	3	- 25.0%	25	21	- 16.0%
Median Sales Price*	\$267,750	\$278,000	+ 3.8%	\$268,500	\$250,000	- 6.9%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	16	23	+ 43.8%	43	33	- 23.3%
Percent of Original List Price Received*	102.2%	97.7%	- 4.4%	105.0%	100.8%	- 4.0%
New Listings	6	5	- 16.7%	32	24	- 25.0%

* 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

