

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	14	- 36.4%	99	95	- 4.0%
Closed Sales	12	15	+ 25.0%	82	89	+ 8.5%
Median Sales Price*	\$348,700	<b>\$385,000</b>	+ 10.4%	\$325,550	<b>\$350,000</b>	+ 7.5%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	25	+ 56.3%	27	38	+ 40.7%
Percent of Original List Price Received*	104.0%	<b>103.3%</b>	- 0.7%	104.0%	<b>102.7%</b>	- 1.3%
New Listings	13	8	- 38.5%	116	94	- 19.0%

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

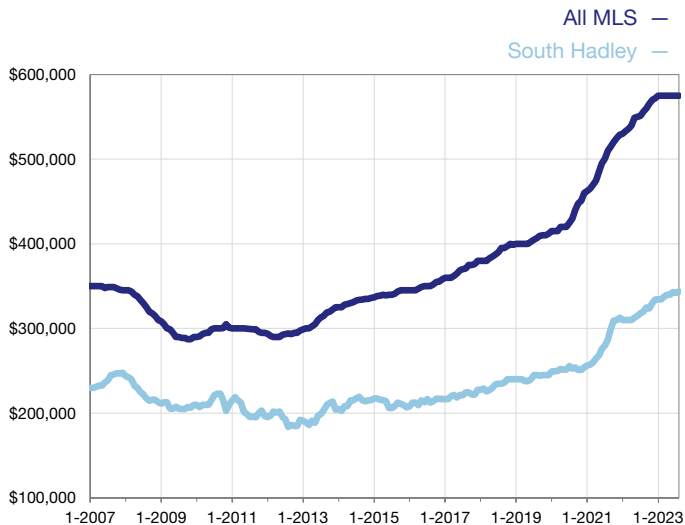
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	30	32	+ 6.7%
Closed Sales	4	5	+ 25.0%	29	27	- 6.9%
Median Sales Price*	\$236,000	<b>\$330,000</b>	+ 39.8%	\$267,000	<b>\$300,000</b>	+ 12.4%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	49	34	- 30.6%	44	37	- 15.9%
Percent of Original List Price Received*	101.6%	<b>106.8%</b>	+ 5.1%	104.5%	<b>102.7%</b>	- 1.7%
New Listings	4	9	+ 125.0%	36	33	- 8.3%

\* 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

