

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	108	104	- 3.7%
Closed Sales	23	5	- 78.3%	105	94	- 10.5%
Median Sales Price*	\$330,000	\$353,500	+ 7.1%	\$326,100	\$350,000	+ 7.3%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	34	28	- 17.6%	29	37	+ 27.6%
Percent of Original List Price Received*	100.3%	96.7%	- 3.6%	103.2%	102.3%	- 0.9%
New Listings	13	19	+ 46.2%	129	113	- 12.4%

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

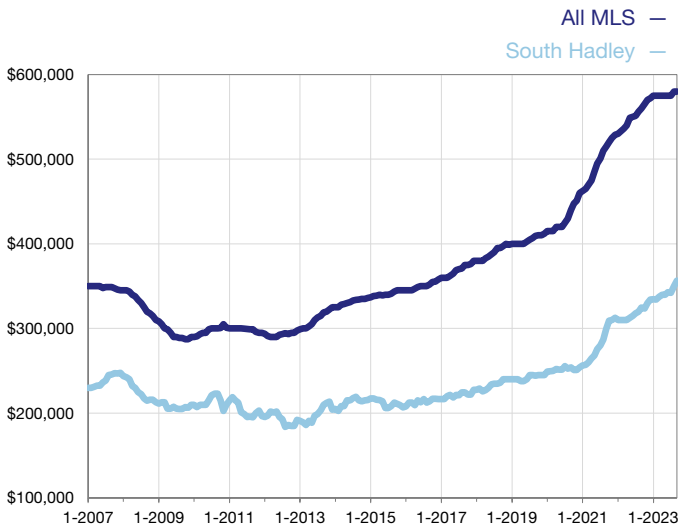
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	32	36	+ 12.5%
Closed Sales	4	5	+ 25.0%	33	32	- 3.0%
Median Sales Price*	\$183,500	\$320,000	+ 74.4%	\$267,000	\$302,500	+ 13.3%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	4.2	2.3	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	30	56	+ 86.7%	42	40	- 4.8%
Percent of Original List Price Received*	101.7%	110.5%	+ 8.7%	104.2%	103.9%	- 0.3%
New Listings	6	5	- 16.7%	42	38	- 9.5%

* 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

