

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hadley

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	39	26	- 33.3%
Closed Sales	5	2	- 60.0%	35	29	- 17.1%
Median Sales Price*	\$435,000	\$512,500	+ 17.8%	\$539,000	\$550,000	+ 2.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--
Cumulative Days on Market Until Sale	69	63	- 8.7%	58	47	- 19.0%
Percent of Original List Price Received*	96.4%	97.6%	+ 1.2%	102.6%	101.1%	- 1.5%
New Listings	4	4	0.0%	44	35	- 20.5%

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

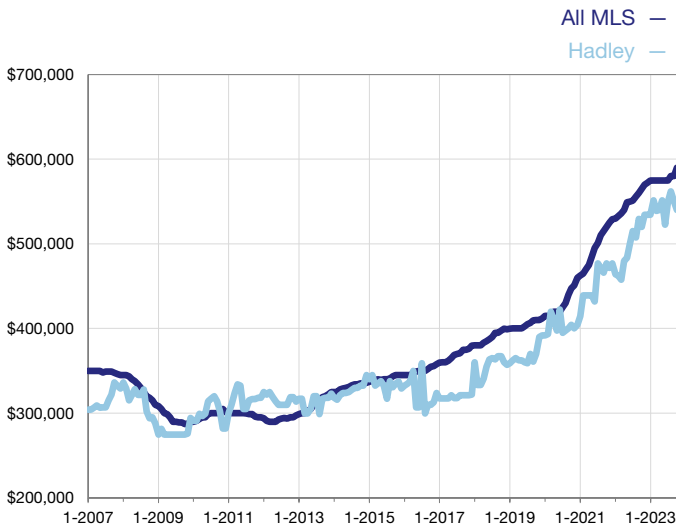
Condominium Properties

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

