

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	20	+ 53.8%	121	120	- 0.8%
Closed Sales	10	11	+ 10.0%	115	105	- 8.7%
Median Sales Price*	\$372,150	<b>\$315,000</b>	- 15.4%	\$330,000	<b>\$349,500</b>	+ 5.9%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 16.2%	29	37	+ 27.6%
Percent of Original List Price Received*	102.6%	<b>103.3%</b>	+ 0.7%	103.1%	<b>102.4%</b>	- 0.7%
New Listings	16	13	- 18.8%	145	126	- 13.1%

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

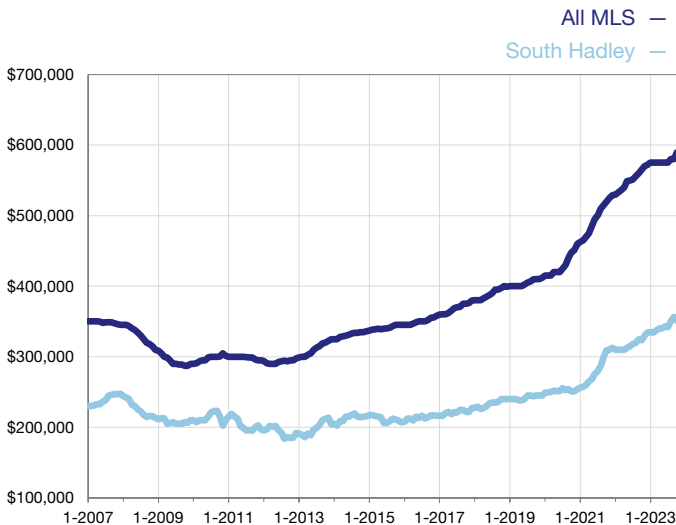
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	36	42	+ 16.7%
Closed Sales	5	9	+ 80.0%	38	41	+ 7.9%
Median Sales Price*	\$290,000	<b>\$300,000</b>	+ 3.4%	\$267,750	<b>\$300,000</b>	+ 12.0%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	3.2	1.5	- 53.1%	--	--	--
Cumulative Days on Market Until Sale	19	24	+ 26.3%	39	36	- 7.7%
Percent of Original List Price Received*	103.1%	<b>102.1%</b>	- 1.0%	104.0%	<b>103.5%</b>	- 0.5%
New Listings	2	5	+ 150.0%	44	43	- 2.3%

\* 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

