

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	129	129	0.0%
Closed Sales	15	18	+ 20.0%	130	123	- 5.4%
Median Sales Price*	\$461,500	\$412,500	- 10.6%	\$330,000	\$350,000	+ 6.1%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	27	- 20.6%	30	35	+ 16.7%
Percent of Original List Price Received*	99.1%	99.8%	+ 0.7%	102.7%	102.1%	- 0.6%
New Listings	8	8	0.0%	153	134	- 12.4%

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

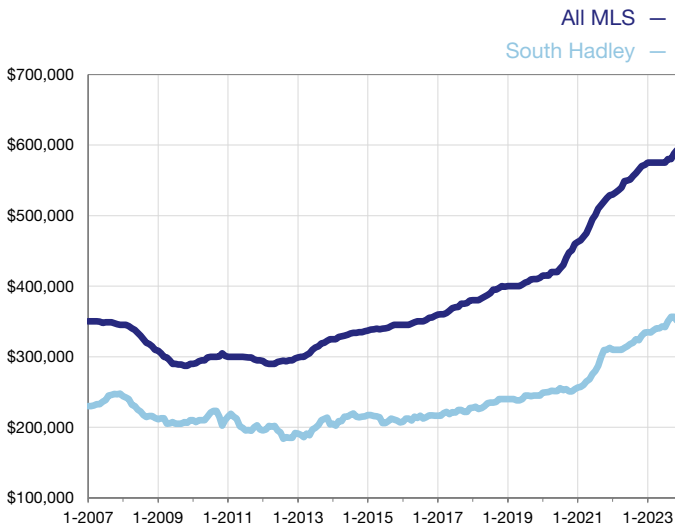
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	40	45	+ 12.5%
Closed Sales	2	2	0.0%	40	43	+ 7.5%
Median Sales Price*	\$349,750	\$428,500	+ 22.5%	\$271,750	\$305,000	+ 12.2%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	6	3	- 50.0%	37	35	- 5.4%
Percent of Original List Price Received*	100.5%	104.8%	+ 4.3%	103.9%	103.6%	- 0.3%
New Listings	6	2	- 66.7%	50	45	- 10.0%

* 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

