

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

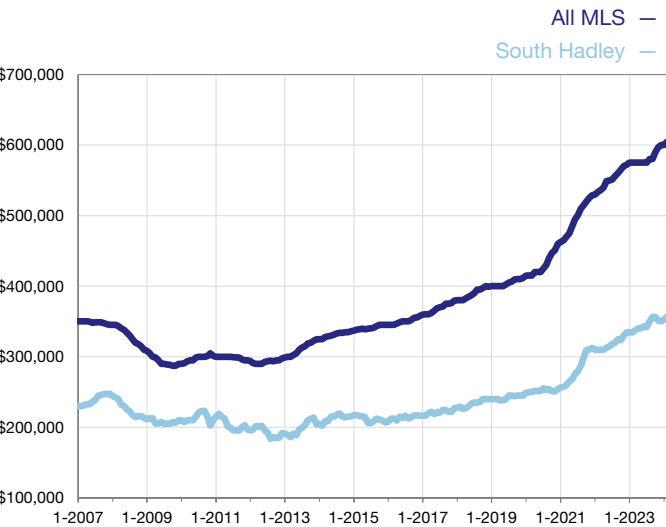
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				8	10	+ 25.0%	13	16	+ 23.1%
Closed Sales				6	7	+ 16.7%	12	13	+ 8.3%
Median Sales Price*				\$215,000	\$345,000	+ 60.5%	\$282,500	\$365,000	+ 29.2%
Inventory of Homes for Sale				16	9	- 43.8%	--	--	--
Months Supply of Inventory				1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale				47	57	+ 21.3%	43	50	+ 16.3%
Percent of Original List Price Received*				95.9%	98.4%	+ 2.6%	94.5%	99.3%	+ 5.1%
New Listings				7	6	- 14.3%	14	15	+ 7.1%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	4	+ 100.0%	5	9	+ 80.0%
Closed Sales				3	5	+ 66.7%	4	5	+ 25.0%
Median Sales Price*				\$250,000	\$216,000	- 13.6%	\$275,000	\$216,000	- 21.5%
Inventory of Homes for Sale				13	2	- 84.6%	--	--	--
Months Supply of Inventory				3.5	0.5	- 85.7%	--	--	--
Cumulative Days on Market Until Sale				46	90	+ 95.7%	40	90	+ 125.0%
Percent of Original List Price Received*				101.4%	100.0%	- 1.4%	101.1%	100.0%	- 1.1%
New Listings				2	3	+ 50.0%	5	6	+ 20.0%

* 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

