

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	7	- 36.4%	24	23	- 4.2%
Closed Sales	11	9	- 18.2%	23	22	- 4.3%
Median Sales Price*	\$340,000	\$490,000	+ 44.1%	\$320,000	\$393,000	+ 22.8%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	51	25	- 51.0%	47	40	- 14.9%
Percent of Original List Price Received*	98.5%	99.6%	+ 1.1%	96.4%	99.4%	+ 3.1%
New Listings	8	7	- 12.5%	22	22	0.0%

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

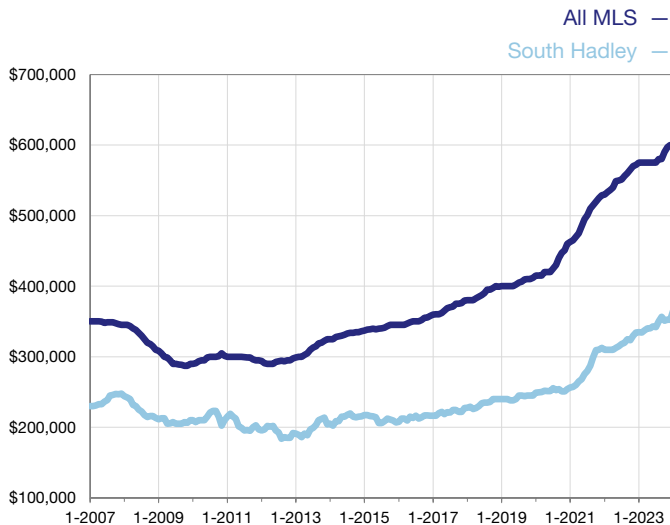
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	6	+ 20.0%	10	14	+ 40.0%
Closed Sales	2	3	+ 50.0%	6	8	+ 33.3%
Median Sales Price*	\$320,000	\$285,000	- 10.9%	\$275,000	\$272,500	- 0.9%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	3.1	0.3	- 90.3%	--	--	--
Cumulative Days on Market Until Sale	33	34	+ 3.0%	37	69	+ 86.5%
Percent of Original List Price Received*	99.3%	102.7%	+ 3.4%	100.5%	101.0%	+ 0.5%
New Listings	4	4	0.0%	9	10	+ 11.1%

* 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

