

South Hadley

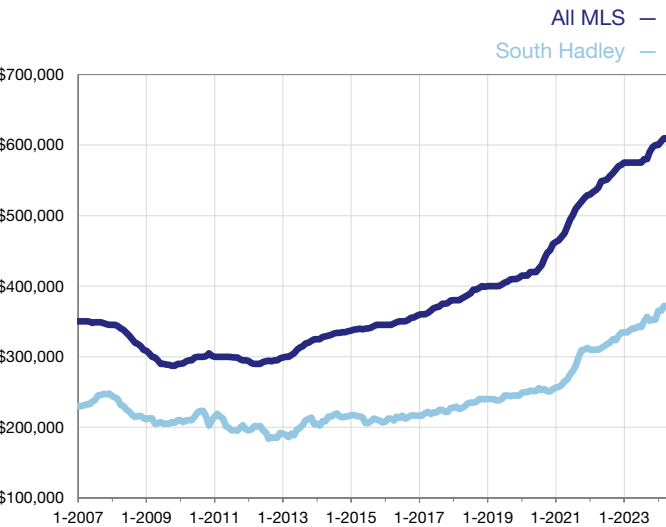
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	8	- 38.5%	37	30	- 18.9%
Closed Sales	7	7	0.0%	30	29	- 3.3%
Median Sales Price*	\$390,000	\$475,000	+ 21.8%	\$327,950	\$440,000	+ 34.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	84	55	- 34.5%	55	43	- 21.8%
Percent of Original List Price Received*	100.8%	99.0%	- 1.8%	97.4%	99.3%	+ 2.0%
New Listings	16	11	- 31.3%	38	33	- 13.2%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	12	15	+ 25.0%
Closed Sales	4	4	0.0%	10	13	+ 30.0%
Median Sales Price*	\$422,400	\$314,000	- 25.7%	\$332,450	\$289,900	- 12.8%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	43	11	- 74.4%	39	46	+ 17.9%
Percent of Original List Price Received*	106.0%	102.8%	- 3.0%	102.7%	101.5%	- 1.2%
New Listings	1	3	+ 200.0%	10	13	+ 30.0%

* 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

