

# South Hadley

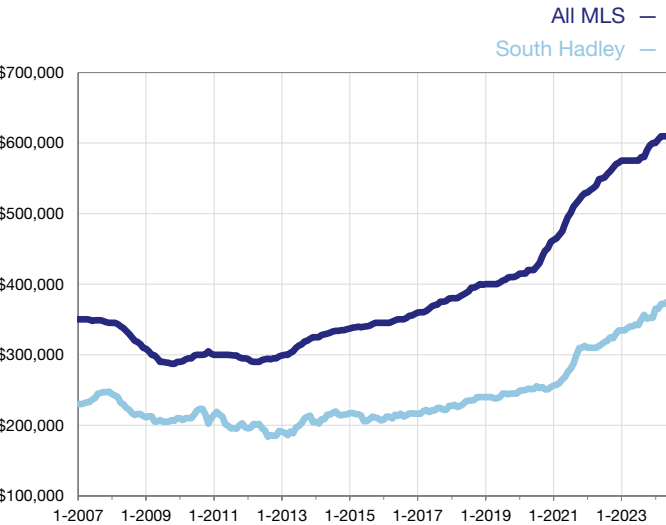
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	11	- 42.1%	56	41	- 26.8%
Closed Sales	7	4	- 42.9%	37	34	- 8.1%
Median Sales Price*	\$310,000	\$418,350	+ 35.0%	\$322,900	\$420,000	+ 30.1%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	90	58	- 35.6%	62	47	- 24.2%
Percent of Original List Price Received*	102.3%	101.9%	- 0.4%	98.4%	99.2%	+ 0.8%
New Listings	15	11	- 26.7%	53	43	- 18.9%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	16	19	+ 18.8%
Closed Sales	5	2	- 60.0%	15	15	0.0%
Median Sales Price*	\$195,000	\$351,500	+ 80.3%	\$250,000	\$300,000	+ 20.0%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	3.2	1.0	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	26	18	- 30.8%	35	43	+ 22.9%
Percent of Original List Price Received*	96.7%	110.7%	+ 14.5%	100.7%	102.7%	+ 2.0%
New Listings	6	6	0.0%	16	19	+ 18.8%

\* 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

