

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	13	+ 8.3%	68	51	- 25.0%
Closed Sales	25	11	- 56.0%	62	45	- 27.4%
Median Sales Price*	\$360,000	\$355,000	- 1.4%	\$340,000	\$386,000	+ 13.5%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	22	36	+ 63.6%	46	44	- 4.3%
Percent of Original List Price Received*	106.1%	104.0%	- 2.0%	101.5%	100.3%	- 1.2%
New Listings	18	16	- 11.1%	71	59	- 16.9%

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

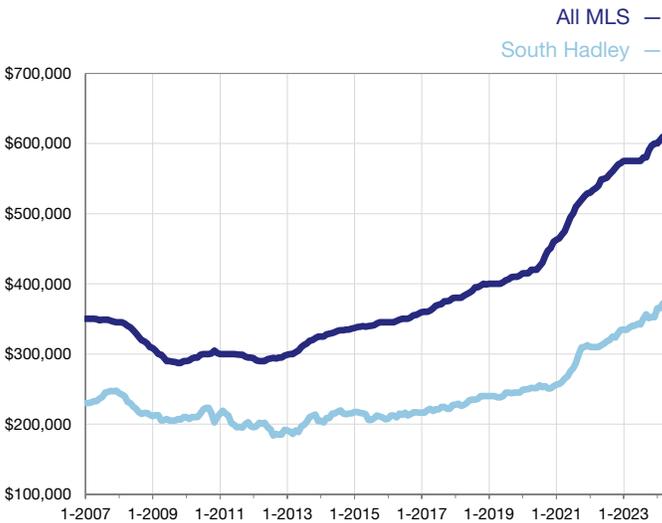
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	6	+ 200.0%	18	24	+ 33.3%
Closed Sales	3	4	+ 33.3%	18	19	+ 5.6%
Median Sales Price*	\$235,000	\$400,000	+ 70.2%	\$250,000	\$328,000	+ 31.2%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	34	27	- 20.6%	35	39	+ 11.4%
Percent of Original List Price Received*	104.2%	103.3%	- 0.9%	101.3%	102.8%	+ 1.5%
New Listings	3	5	+ 66.7%	19	24	+ 26.3%

* 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

