

South Hadley

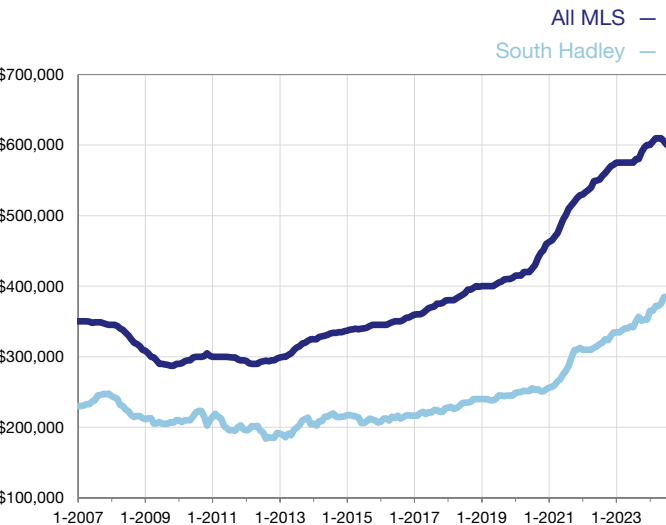
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	16	+ 33.3%	80	66	- 17.5%
Closed Sales	12	13	+ 8.3%	74	58	- 21.6%
Median Sales Price*	\$383,250	\$463,500	+ 20.9%	\$341,000	\$400,000	+ 17.3%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	14	37	+ 164.3%	41	43	+ 4.9%
Percent of Original List Price Received*	108.0%	99.0%	- 8.3%	102.5%	100.0%	- 2.4%
New Listings	14	11	- 21.4%	85	70	- 17.6%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	23	31	+ 34.8%
Closed Sales	4	7	+ 75.0%	22	26	+ 18.2%
Median Sales Price*	\$344,000	\$360,000	+ 4.7%	\$259,950	\$330,500	+ 27.1%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	2.9	0.2	- 93.1%	--	--	--
Cumulative Days on Market Until Sale	49	15	- 69.4%	38	33	- 13.2%
Percent of Original List Price Received*	103.8%	105.5%	+ 1.6%	101.7%	103.6%	+ 1.9%
New Listings	6	4	- 33.3%	25	28	+ 12.0%

* 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

