

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

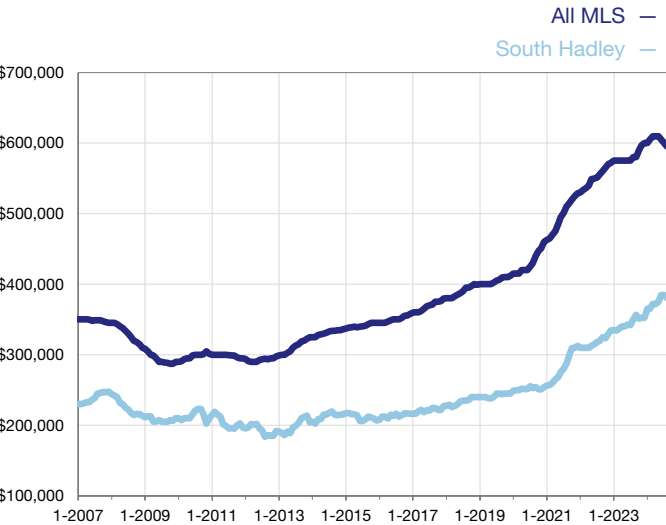
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	91	76	- 16.5%
Closed Sales	15	14	- 6.7%	89	73	- 18.0%
Median Sales Price*	\$385,000	\$540,000	+ 40.3%	\$350,000	\$419,000	+ 19.7%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	38	+ 52.0%	38	42	+ 10.5%
Percent of Original List Price Received*	103.3%	100.4%	- 2.8%	102.7%	100.0%	- 2.6%
New Listings	8	11	+ 37.5%	93	81	- 12.9%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	30	35	+ 16.7%
Closed Sales	5	2	- 60.0%	27	28	+ 3.7%
Median Sales Price*	\$330,000	\$393,500	+ 19.2%	\$300,000	\$330,500	+ 10.2%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	3.3	1.0	- 69.7%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.5%	37	32	- 13.5%
Percent of Original List Price Received*	106.8%	104.8%	- 1.9%	102.7%	103.6%	+ 0.9%
New Listings	9	7	- 22.2%	34	35	+ 2.9%

\* 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

