

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

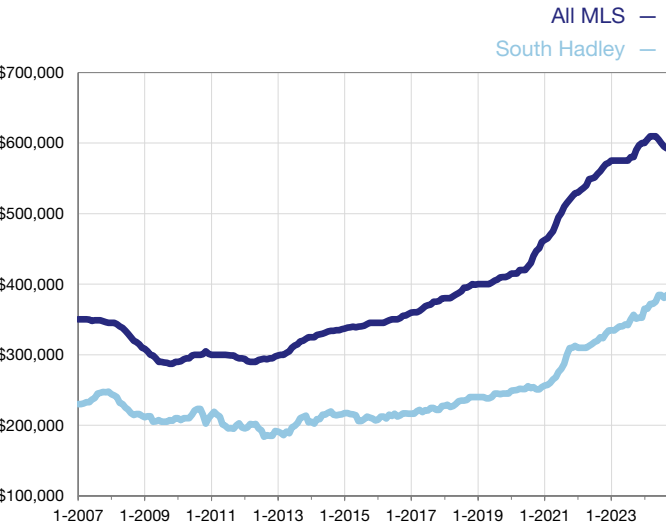
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	16	+ 128.6%	98	90	- 8.2%
Closed Sales				5	13	+ 160.0%	94	86	- 8.5%
Median Sales Price*				\$353,500	\$400,000	+ 13.2%	\$350,000	\$417,000	+ 19.1%
Inventory of Homes for Sale				24	12	- 50.0%	--	--	--
Months Supply of Inventory				2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale				28	22	- 21.4%	37	39	+ 5.4%
Percent of Original List Price Received*				96.7%	105.3%	+ 8.9%	102.3%	100.8%	- 1.5%
New Listings				19	17	- 10.5%	112	98	- 12.5%

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

Condominium Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	0	- 100.0%	35	35	0.0%
Closed Sales				5	5	0.0%	32	33	+ 3.1%
Median Sales Price*				\$320,000	\$379,900	+ 18.7%	\$302,500	\$333,000	+ 10.1%
Inventory of Homes for Sale				11	6	- 45.5%	--	--	--
Months Supply of Inventory				2.9	1.5	- 48.3%	--	--	--
Cumulative Days on Market Until Sale				56	14	- 75.0%	40	29	- 27.5%
Percent of Original List Price Received*				110.5%	102.4%	- 7.3%	103.9%	103.5%	- 0.4%
New Listings				5	3	- 40.0%	39	38	- 2.6%

* 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

