

# Local Market Update – October 2024

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## South Hadley

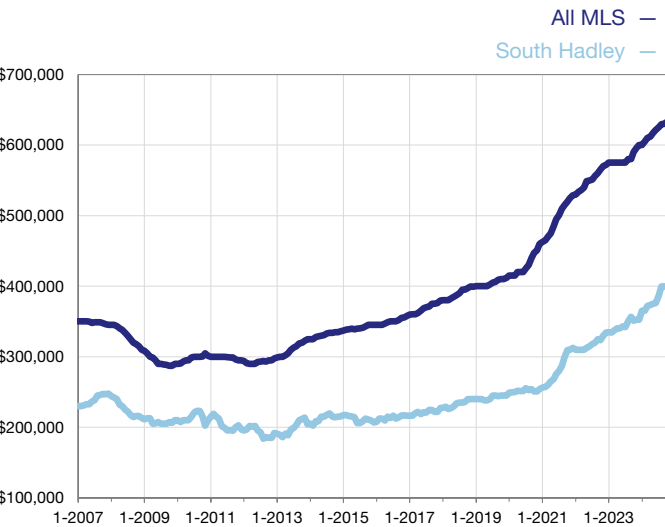
| Single-Family Properties                 | October   |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 18        | 16        | - 11.1% | 116          | 102       | - 12.1% |
| Closed Sales                             | 11        | 11        | 0.0%    | 105          | 97        | - 7.6%  |
| Median Sales Price*                      | \$315,000 | \$340,000 | + 7.9%  | \$349,500    | \$400,000 | + 14.4% |
| Inventory of Homes for Sale              | 17        | 16        | - 5.9%  | --           | --        | --      |
| Months Supply of Inventory               | 1.6       | 1.6       | 0.0%    | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 31        | 30        | - 3.2%  | 37           | 38        | + 2.7%  |
| Percent of Original List Price Received* | 103.3%    | 100.8%    | - 2.4%  | 102.4%       | 100.8%    | - 1.6%  |
| New Listings                             | 13        | 17        | + 30.8% | 125          | 115       | - 8.0%  |

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

| Condominium Properties                   | October   |      |          | Year to Date |           |         |
|--|-----------|------|----------|--------------|-----------|---------|
|  | 2023      | 2024 | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |      |          |              |           |         |
| Pending Sales                            | 5         | 10   | + 100.0% | 40           | 45        | + 12.5% |
| Closed Sales                             | 9         | 0    | - 100.0% | 41           | 33        | - 19.5% |
| Median Sales Price*                      | \$300,000 | \$0  | - 100.0% | \$300,000    | \$333,000 | + 11.0% |
| Inventory of Homes for Sale              | 10        | 8    | - 20.0%  | --           | --        | --      |
| Months Supply of Inventory               | 2.6       | 1.8  | - 30.8%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 24        | 0    | - 100.0% | 36           | 29        | - 19.4% |
| Percent of Original List Price Received* | 102.1%    | 0.0% | - 100.0% | 103.5%       | 103.5%    | 0.0%    |
| New Listings                             | 5         | 12   | + 140.0% | 44           | 50        | + 13.6% |

\* 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

