

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

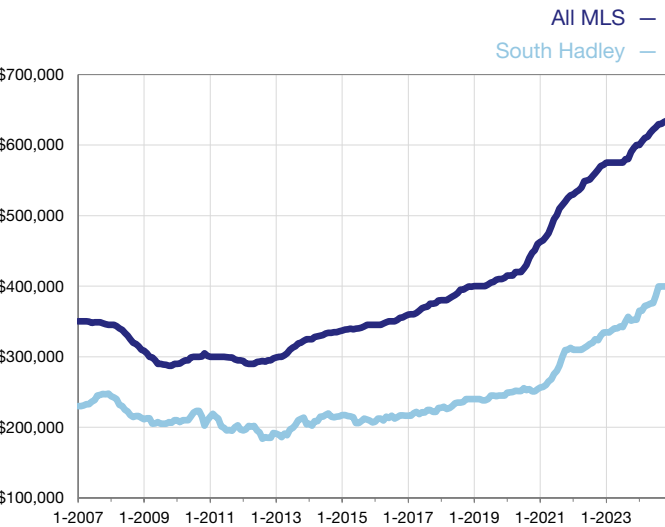
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	13	+ 44.4%	125	111	- 11.2%
Closed Sales	18	8	- 55.6%	123	106	- 13.8%
Median Sales Price*	\$412,500	\$342,500	- 17.0%	\$350,000	\$399,500	+ 14.1%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	35	37	+ 5.7%
Percent of Original List Price Received*	99.8%	98.5%	- 1.3%	102.1%	100.6%	- 1.5%
New Listings	8	5	- 37.5%	133	120	- 9.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	8	+ 166.7%	43	50	+ 16.3%
Closed Sales	2	5	+ 150.0%	43	38	- 11.6%
Median Sales Price*	\$428,500	\$384,000	- 10.4%	\$305,000	\$341,500	+ 12.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	3	40	+ 1,233.3%	35	31	- 11.4%
Percent of Original List Price Received*	104.8%	97.3%	- 7.2%	103.6%	102.6%	- 1.0%
New Listings	2	2	0.0%	46	52	+ 13.0%

\* 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

