

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

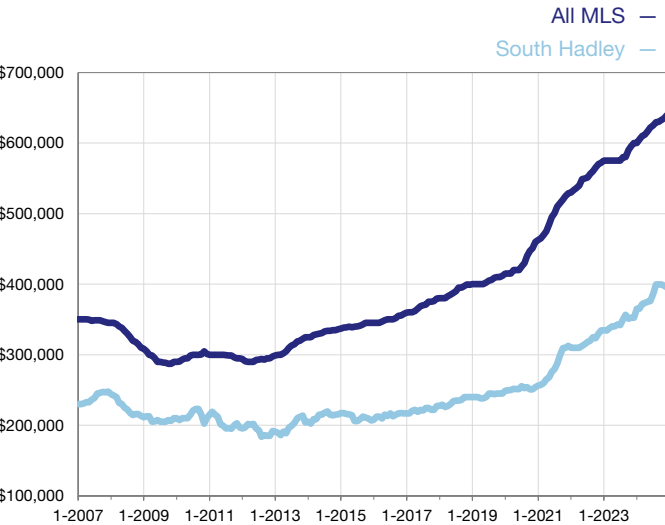
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	14	+ 100.0%	132	123	- 6.8%
Closed Sales	7	11	+ 57.1%	130	118	- 9.2%
Median Sales Price*	\$376,000	\$360,000	- 4.3%	\$352,250	\$395,488	+ 12.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	15	31	+ 106.7%	34	36	+ 5.9%
Percent of Original List Price Received*	102.5%	100.8%	- 1.7%	102.1%	100.5%	- 1.6%
New Listings	6	10	+ 66.7%	139	130	- 6.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	44	54	+ 22.7%
Closed Sales	5	8	+ 60.0%	48	47	- 2.1%
Median Sales Price*	\$338,000	\$355,950	+ 5.3%	\$310,000	\$349,900	+ 12.9%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	34	30	- 11.8%
Percent of Original List Price Received*	102.4%	99.3%	- 3.0%	103.5%	102.0%	- 1.4%
New Listings	3	4	+ 33.3%	49	56	+ 14.3%

* 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

