

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

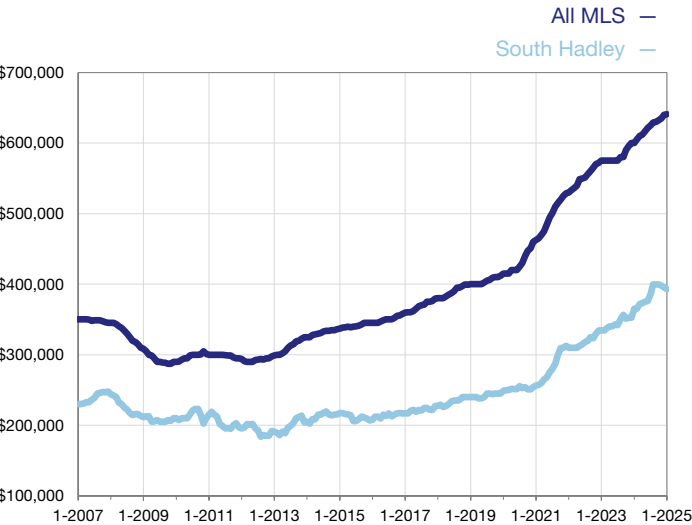
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	6	11	+ 83.3%
Closed Sales	6	12	+ 100.0%	6	12	+ 100.0%
Median Sales Price*	\$407,000	\$310,500	- 23.7%	\$407,000	\$310,500	- 23.7%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	42	47	+ 11.9%	42	47	+ 11.9%
Percent of Original List Price Received*	100.3%	99.3%	- 1.0%	100.3%	99.3%	- 1.0%
New Listings	9	7	- 22.2%	9	7	- 22.2%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	0	4	--	0	4	--
Median Sales Price*	\$0	\$504,950	--	\$0	\$504,950	--
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	0	44	--	0	44	--
Percent of Original List Price Received*	0.0%	100.9%	--	0.0%	100.9%	--
New Listings	3	6	+ 100.0%	3	6	+ 100.0%

* 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

