

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

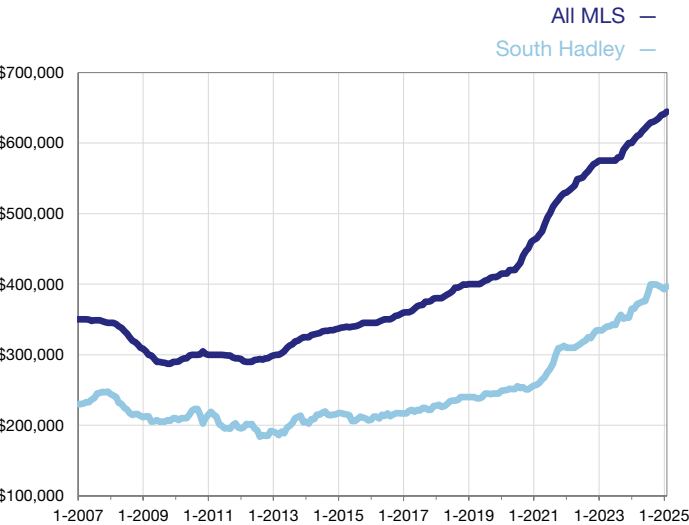
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	6	- 40.0%	16	14	- 12.5%
Closed Sales	7	8	+ 14.3%	13	20	+ 53.8%
Median Sales Price*	\$345,000	\$355,850	+ 3.1%	\$365,000	\$343,000	- 6.0%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	57	66	+ 15.8%	50	55	+ 10.0%
Percent of Original List Price Received*	98.4%	97.4%	- 1.0%	99.3%	98.5%	- 0.8%
New Listings	6	3	- 50.0%	15	10	- 33.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	8	10	+ 25.0%
Closed Sales	5	6	+ 20.0%	5	10	+ 100.0%
Median Sales Price*	\$216,000	\$294,250	+ 36.2%	\$216,000	\$414,950	+ 92.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	90	27	- 70.0%	90	34	- 62.2%
Percent of Original List Price Received*	100.0%	101.1%	+ 1.1%	100.0%	101.0%	+ 1.0%
New Listings	3	4	+ 33.3%	6	10	+ 66.7%

* 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

