

South Hadley

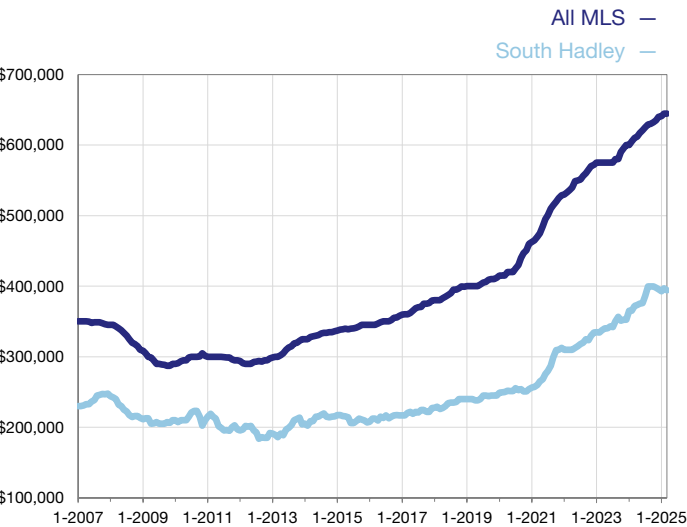
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	22	22	0.0%
Closed Sales	9	7	- 22.2%	22	27	+ 22.7%
Median Sales Price*	\$490,000	\$409,900	- 16.3%	\$393,000	\$356,700	- 9.2%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	25	54	+ 116.0%	40	55	+ 37.5%
Percent of Original List Price Received*	99.6%	97.0%	- 2.6%	99.4%	98.1%	- 1.3%
New Listings	7	10	+ 42.9%	22	20	- 9.1%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	13	15	+ 15.4%
Closed Sales	4	6	+ 50.0%	9	16	+ 77.8%
Median Sales Price*	\$287,450	\$297,500	+ 3.5%	\$285,000	\$317,500	+ 11.4%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	27	35	+ 29.6%	62	34	- 45.2%
Percent of Original List Price Received*	102.0%	98.4%	- 3.5%	100.9%	100.0%	- 0.9%
New Listings	4	5	+ 25.0%	10	14	+ 40.0%

* 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

