

# South Hadley

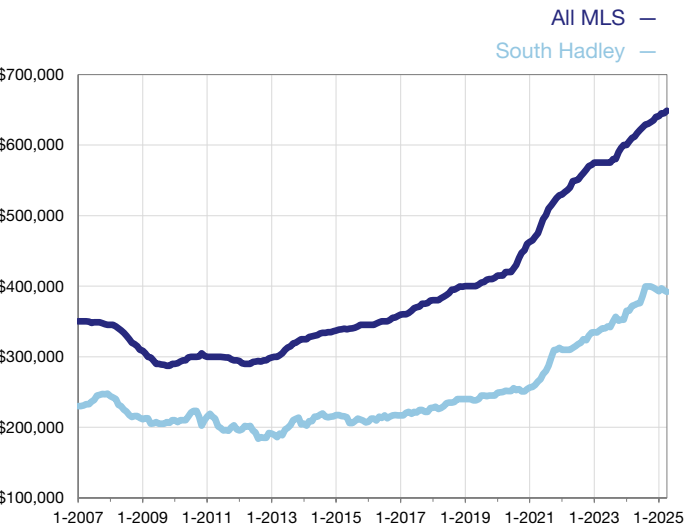
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	14	+ 75.0%	30	34	+ 13.3%
Closed Sales	8	7	- 12.5%	30	34	+ 13.3%
Median Sales Price*	\$457,500	\$425,000	- 7.1%	\$420,000	\$402,500	- 4.2%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	61	26	- 57.4%	45	49	+ 8.9%
Percent of Original List Price Received*	97.1%	98.8%	+ 1.8%	98.8%	98.3%	- 0.5%
New Listings	10	21	+ 110.0%	32	41	+ 28.1%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	15	18	+ 20.0%
Closed Sales	4	1	- 75.0%	13	17	+ 30.8%
Median Sales Price*	\$314,000	\$375,000	+ 19.4%	\$289,900	\$320,000	+ 10.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	11	159	+ 1,345.5%	46	41	- 10.9%
Percent of Original List Price Received*	102.8%	100.0%	- 2.7%	101.5%	100.0%	- 1.5%
New Listings	3	1	- 66.7%	13	15	+ 15.4%

\* 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

