

South Hadley

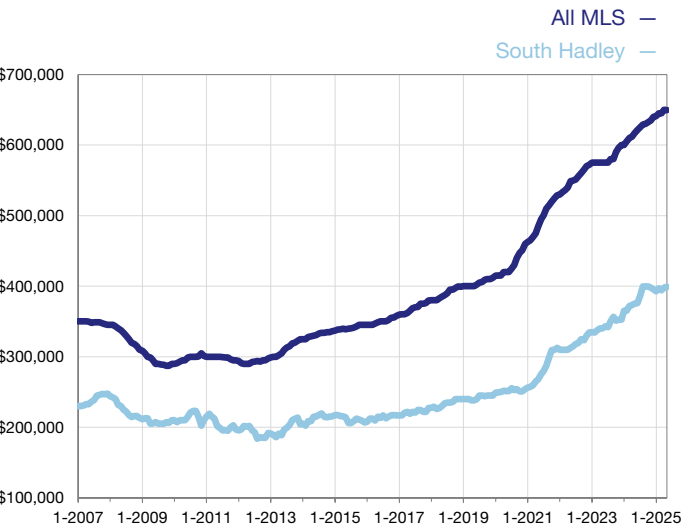
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	14	+ 100.0%	37	47	+ 27.0%
Closed Sales	4	9	+ 125.0%	34	43	+ 26.5%
Median Sales Price*	\$418,350	\$416,000	- 0.6%	\$420,000	\$403,000	- 4.0%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	58	20	- 65.5%	47	43	- 8.5%
Percent of Original List Price Received*	101.9%	106.5%	+ 4.5%	99.2%	100.0%	+ 0.8%
New Listings	11	18	+ 63.6%	43	56	+ 30.2%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	18	23	+ 27.8%
Closed Sales	2	6	+ 200.0%	15	23	+ 53.3%
Median Sales Price*	\$351,500	\$506,000	+ 44.0%	\$300,000	\$375,000	+ 25.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	43	36	- 16.3%
Percent of Original List Price Received*	110.7%	99.8%	- 9.8%	102.7%	100.0%	- 2.6%
New Listings	6	9	+ 50.0%	19	24	+ 26.3%

* 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

