

South Hadley

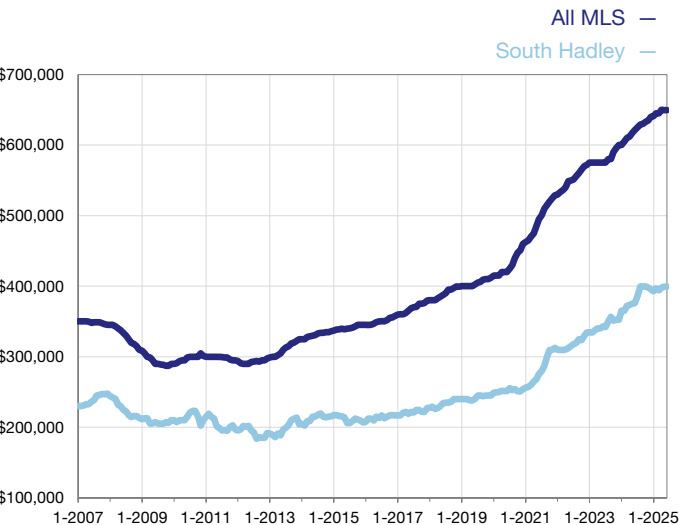
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	23	+ 91.7%	49	68	+ 38.8%
Closed Sales	11	16	+ 45.5%	45	59	+ 31.1%
Median Sales Price*	\$355,000	\$418,000	+ 17.7%	\$386,000	\$410,000	+ 6.2%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	36	23	- 36.1%	44	37	- 15.9%
Percent of Original List Price Received*	104.0%	101.5%	- 2.4%	100.3%	100.4%	+ 0.1%
New Listings	16	22	+ 37.5%	59	78	+ 32.2%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	25	27	+ 8.0%
Closed Sales	4	2	- 50.0%	19	25	+ 31.6%
Median Sales Price*	\$400,000	\$310,000	- 22.5%	\$328,000	\$370,000	+ 12.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	27	8	- 70.4%	39	34	- 12.8%
Percent of Original List Price Received*	103.3%	106.9%	+ 3.5%	102.8%	100.5%	- 2.2%
New Listings	5	5	0.0%	24	29	+ 20.8%

* 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

