

South Hadley

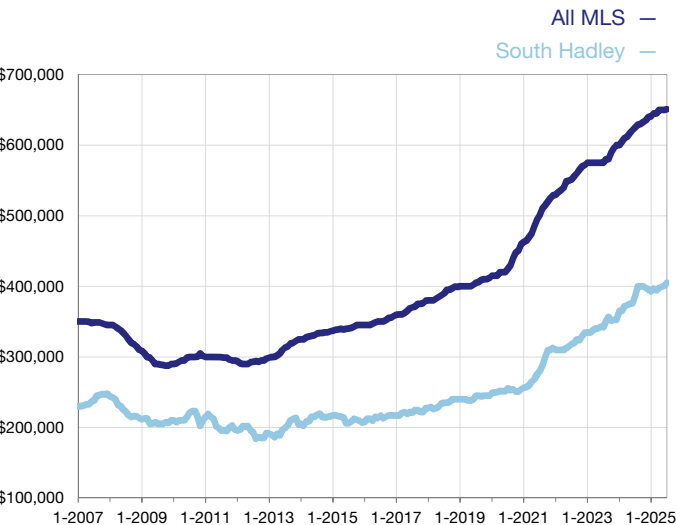
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	22	+ 69.2%	62	87	+ 40.3%
Closed Sales	14	21	+ 50.0%	59	80	+ 35.6%
Median Sales Price*	\$431,750	\$465,000	+ 7.7%	\$400,000	\$412,500	+ 3.1%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	37	23	- 37.8%	43	34	- 20.9%
Percent of Original List Price Received*	98.6%	104.4%	+ 5.9%	99.9%	101.4%	+ 1.5%
New Listings	11	16	+ 45.5%	70	94	+ 34.3%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	29	31	+ 6.9%
Closed Sales	7	4	- 42.9%	26	30	+ 15.4%
Median Sales Price*	\$360,000	\$314,950	- 12.5%	\$330,500	\$372,500	+ 12.7%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	33	30	- 9.1%
Percent of Original List Price Received*	105.5%	104.7%	- 0.8%	103.6%	101.1%	- 2.4%
New Listings	4	5	+ 25.0%	28	34	+ 21.4%

* 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

