

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	12	- 7.7%	122	131	+ 7.4%
Closed Sales	11	7	- 36.4%	118	133	+ 12.7%
Median Sales Price*	\$360,000	\$375,000	+ 4.2%	\$395,488	\$415,000	+ 4.9%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	36	31	- 13.9%
Percent of Original List Price Received*	100.8%	99.2%	- 1.6%	100.5%	100.9%	+ 0.4%
New Listings	10	6	- 40.0%	130	145	+ 11.5%

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

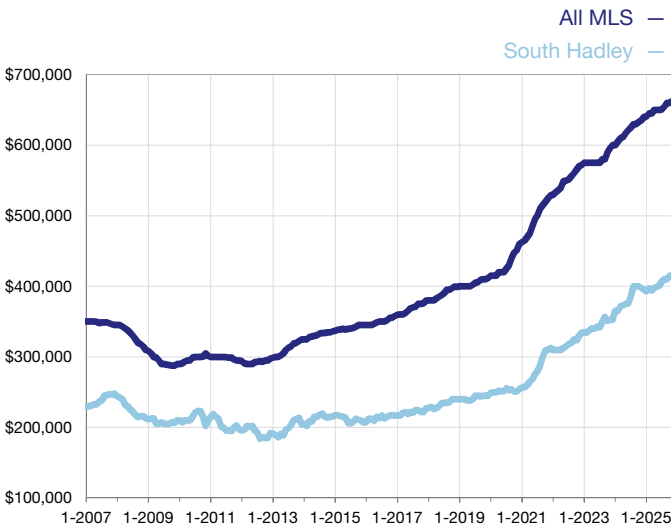
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	3	- 25.0%	53	52	- 1.9%
Closed Sales	9	4	- 55.6%	48	55	+ 14.6%
Median Sales Price*	\$349,900	\$360,750	+ 3.1%	\$349,900	\$321,500	- 8.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	29	56	+ 93.1%	30	33	+ 10.0%
Percent of Original List Price Received*	99.1%	99.9%	+ 0.8%	101.9%	100.0%	- 1.9%
New Listings	4	1	- 75.0%	56	54	- 3.6%

* 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

