

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	9	+ 50.0%	14	18	+ 28.6%
Closed Sales	8	9	+ 12.5%	20	18	- 10.0%
Median Sales Price*	\$355,850	\$391,000	+ 9.9%	\$343,000	\$387,500	+ 13.0%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	66	102	+ 54.5%	55	86	+ 56.4%
Percent of Original List Price Received*	97.4%	93.8%	- 3.7%	98.5%	97.7%	- 0.8%
New Listings	3	8	+ 166.7%	10	13	+ 30.0%

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

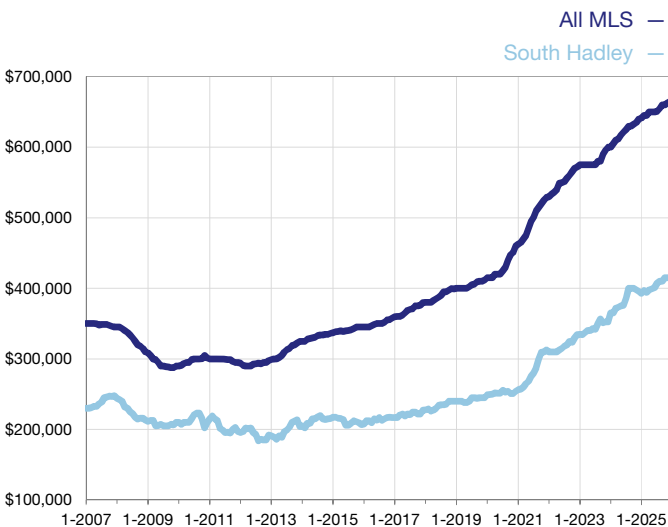
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	9	6	- 33.3%
Closed Sales	6	2	- 66.7%	10	4	- 60.0%
Median Sales Price*	\$294,250	\$228,250	- 22.4%	\$414,950	\$242,750	- 41.5%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	92	+ 240.7%	34	70	+ 105.9%
Percent of Original List Price Received*	101.1%	95.4%	- 5.6%	101.0%	96.4%	- 4.6%
New Listings	3	2	- 33.3%	9	8	- 11.1%

* 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

