

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	12	+ 71.4%	21	28	+ 33.3%
Closed Sales	7	6	- 14.3%	27	25	- 7.4%
Median Sales Price*	\$409,900	\$361,000	- 11.9%	\$356,700	\$385,000	+ 7.9%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	54	28	- 48.1%	55	71	+ 29.1%
Percent of Original List Price Received*	97.0%	97.7%	+ 0.7%	98.1%	97.9%	- 0.2%
New Listings	10	15	+ 50.0%	20	27	+ 35.0%

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

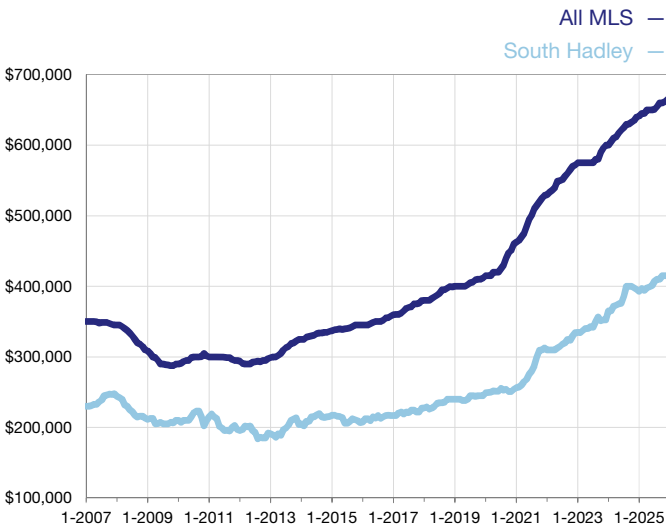
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	4	0.0%	13	10	- 23.1%
Closed Sales	6	3	- 50.0%	16	7	- 56.3%
Median Sales Price*	\$297,500	\$382,500	+ 28.6%	\$317,500	\$309,000	- 2.7%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 31.4%	34	50	+ 47.1%
Percent of Original List Price Received*	98.4%	99.6%	+ 1.2%	100.0%	97.7%	- 2.3%
New Listings	5	4	- 20.0%	14	12	- 14.3%

* 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

