

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hadley

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	9	+ 80.0%	11	13	+ 18.2%
Closed Sales	1	5	+ 400.0%	7	11	+ 57.1%
Median Sales Price*	\$525,000	\$566,500	+ 7.9%	\$525,000	\$566,500	+ 7.9%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	19	40	+ 110.5%	69	57	- 17.4%
Percent of Original List Price Received*	106.1%	104.7%	- 1.3%	97.7%	101.3%	+ 3.7%
New Listings	8	6	- 25.0%	16	13	- 18.8%

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

Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$750,000	--	\$0	\$750,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	15	--	0	15	--
Percent of Original List Price Received*	0.0%	103.4%	--	0.0%	103.4%	--
New Listings	0	0	--	0	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

