

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Hadley

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	17	+ 41.7%	33	44	+ 33.3%
Closed Sales	7	10	+ 42.9%	34	35	+ 2.9%
Median Sales Price*	\$425,000	<b>\$439,000</b>	+ 3.3%	\$402,500	<b>\$385,000</b>	- 4.3%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	49	60	+ 22.4%
Percent of Original List Price Received*	98.8%	101.0%	+ 2.2%	98.3%	98.8%	+ 0.5%
New Listings	18	21	+ 16.7%	38	48	+ 26.3%

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

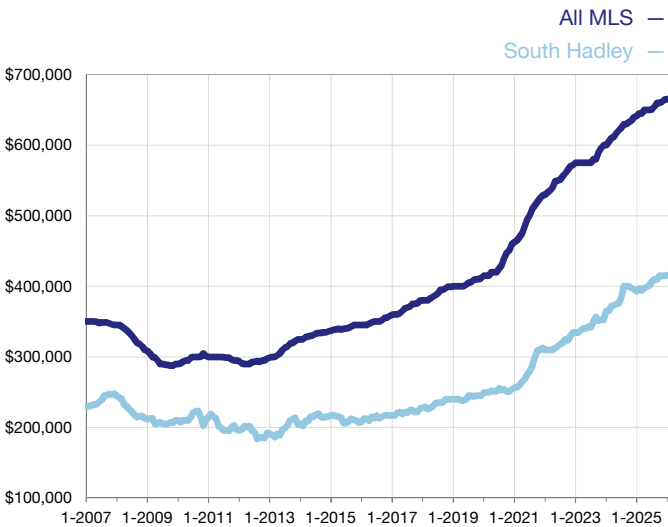
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	4	0.0%	17	13	- 23.5%
Closed Sales	1	4	+ 300.0%	17	11	- 35.3%
Median Sales Price*	\$375,000	<b>\$222,500</b>	- 40.7%	\$320,000	<b>\$280,000</b>	- 12.5%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	159	56	- 64.8%	41	52	+ 26.8%
Percent of Original List Price Received*	100.0%	94.3%	- 5.7%	100.0%	96.5%	- 3.5%
New Listings	1	7	+ 600.0%	15	19	+ 26.7%

\* 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

