

# South Hadley

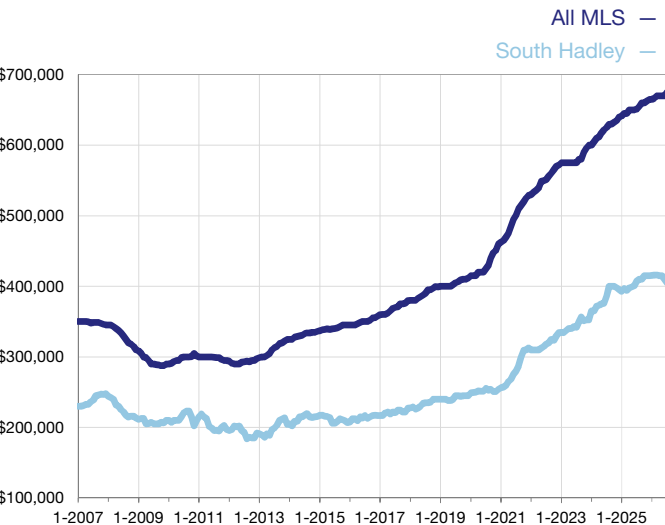
| Single-Family Properties                 | July      |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -   | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 18        | 12        | - 33.3% | 83           | 96        | + 15.7% |
| Closed Sales                             | 22        | 16        | - 27.3% | 81           | 88        | + 8.6%  |
| Median Sales Price*                      | \$440,000 | \$375,000 | - 14.8% | \$415,000    | \$390,500 | - 5.9%  |
| Inventory of Homes for Sale              | 18        | 21        | + 16.7% | --           | --        | --      |
| Months Supply of Inventory               | 1.5       | 1.8       | + 20.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 24        | 17        | - 29.2% | 34           | 37        | + 8.8%  |
| Percent of Original List Price Received* | 104.0%    | 103.9%    | - 0.1%  | 101.4%       | 101.1%    | - 0.3%  |
| New Listings                             | 16        | 14        | - 12.5% | 94           | 104       | + 10.6% |

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

| Condominium Properties                   | July      |           |          | Year to Date |           |         |
|------------------------------------------|-----------|-----------|----------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -    | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 4         | 7         | + 75.0%  | 31           | 27        | - 12.9% |
| Closed Sales                             | 5         | 4         | - 20.0%  | 31           | 23        | - 25.8% |
| Median Sales Price*                      | \$239,900 | \$340,500 | + 41.9%  | \$370,000    | \$280,000 | - 24.3% |
| Inventory of Homes for Sale              | 8         | 23        | + 187.5% | --           | --        | --      |
| Months Supply of Inventory               | 1.6       | 5.8       | + 262.5% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 30        | 39        | + 30.0%  | 32           | 45        | + 40.6% |
| Percent of Original List Price Received* | 99.4%     | 99.3%     | - 0.1%   | 100.3%       | 98.5%     | - 1.8%  |
| New Listings                             | 5         | 8         | + 60.0%  | 34           | 49        | + 44.1% |

\* 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

