

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hadley

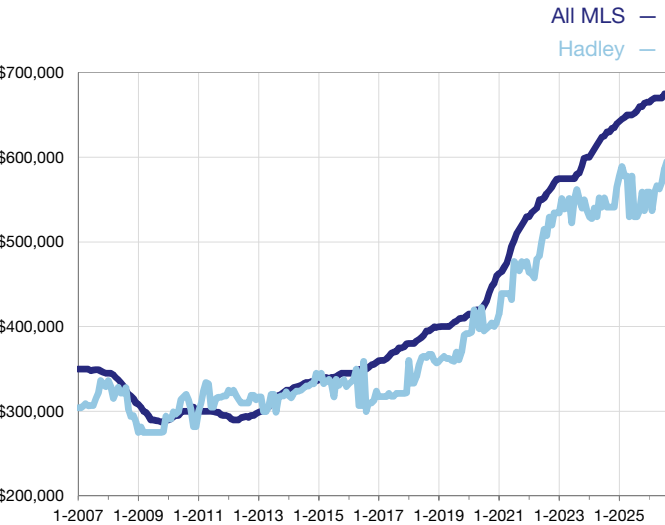
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	26	30	+ 15.4%
Closed Sales	3	1	- 66.7%	26	31	+ 19.2%
Median Sales Price*	\$599,000	\$1,275,000	+ 112.9%	\$548,000	\$615,000	+ 12.2%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--
Cumulative Days on Market Until Sale	103	4	- 96.1%	47	35	- 25.5%
Percent of Original List Price Received*	95.3%	102.0%	+ 7.0%	101.2%	101.9%	+ 0.7%
New Listings	2	6	+ 200.0%	34	37	+ 8.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$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	0	--	0	15	--
Percent of Original List Price Received*	0.0%	0.0%	--	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

