

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

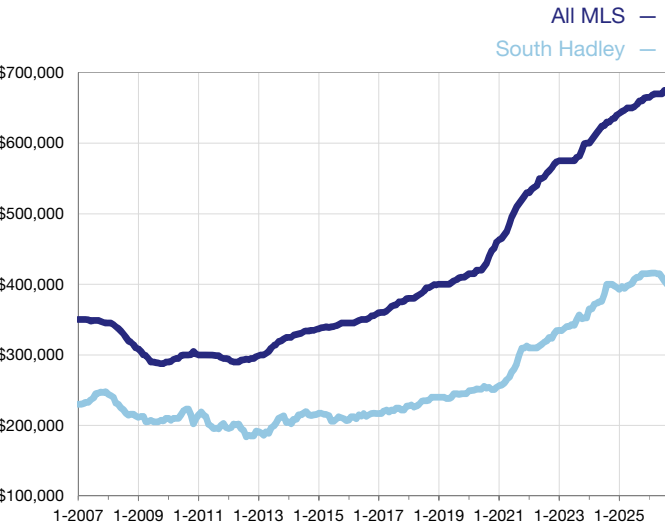
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	96	108	+ 12.5%
Closed Sales	15	13	- 13.3%	96	102	+ 6.3%
Median Sales Price*	\$450,000	\$431,000	- 4.2%	\$415,500	\$390,500	- 6.0%
Inventory of Homes for Sale	12	28	+ 133.3%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	33	36	+ 9.1%
Percent of Original List Price Received*	101.4%	100.5%	- 0.9%	101.4%	101.1%	- 0.3%
New Listings	7	21	+ 200.0%	101	123	+ 21.8%

* 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	5	12	+ 140.0%	36	37	+ 2.8%
Closed Sales	4	4	0.0%	35	27	- 22.9%
Median Sales Price*	\$262,500	\$349,000	+ 33.0%	\$353,000	\$309,000	- 12.5%
Inventory of Homes for Sale	6	21	+ 250.0%	--	--	--
Months Supply of Inventory	1.2	4.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	39	25	- 35.9%	33	42	+ 27.3%
Percent of Original List Price Received*	98.5%	100.6%	+ 2.1%	100.1%	98.8%	- 1.3%
New Listings	3	9	+ 200.0%	37	58	+ 56.8%

* 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

