

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Hadley

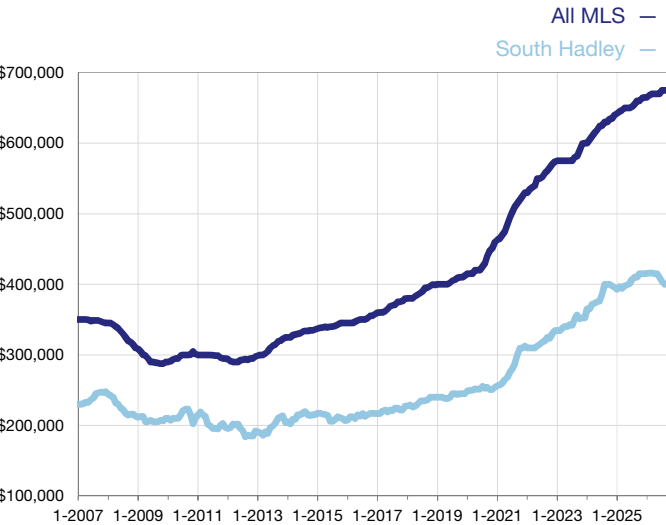
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				12	20	+ 66.7%	108	125	+ 15.7%
Closed Sales				11	9	- 18.2%	107	111	+ 3.7%
Median Sales Price*				\$404,000	\$539,000	+ 33.4%	\$415,000	\$391,000	- 5.8%
Inventory of Homes for Sale				14	23	+ 64.3%	--	--	--
Months Supply of Inventory				1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale				34	43	+ 26.5%	33	36	+ 9.1%
Percent of Original List Price Received*				98.7%	96.5%	- 2.2%	101.1%	100.7%	- 0.4%
New Listings				14	18	+ 28.6%	115	140	+ 21.7%

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

Condominium Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				6	6	0.0%	42	42	0.0%
Closed Sales				6	9	+ 50.0%	41	36	- 12.2%
Median Sales Price*				\$262,450	\$360,000	+ 37.2%	\$320,000	\$344,000	+ 7.5%
Inventory of Homes for Sale				8	25	+ 212.5%	--	--	--
Months Supply of Inventory				1.6	5.8	+ 262.5%	--	--	--
Cumulative Days on Market Until Sale				37	33	- 10.8%	34	40	+ 17.6%
Percent of Original List Price Received*				98.7%	98.9%	+ 0.2%	99.9%	98.8%	- 1.1%
New Listings				8	8	0.0%	45	67	+ 48.9%

* 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

