Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hadley

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**1**	- 75.0%	33	**32**	- 3.0%
Closed Sales	2	**1**	- 50.0%	30	**34**	+ 13.3%
Median Sales Price*	$688,750	**$315,000**	- 54.3%	$548,000	**$568,250**	+ 3.7%
Inventory of Homes for Sale	7	**9**	+ 28.6%	--	--	--
Months Supply of Inventory	2.4	**2.7**	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	50	**3**	- 94.0%	46	**34**	- 26.1%
Percent of Original List Price Received*	96.8%	**105.4%**	+ 8.9%	101.1%	**101.6%**	+ 0.5%
New Listings	5	**0**	- 100.0%	42	**42**	0.0%

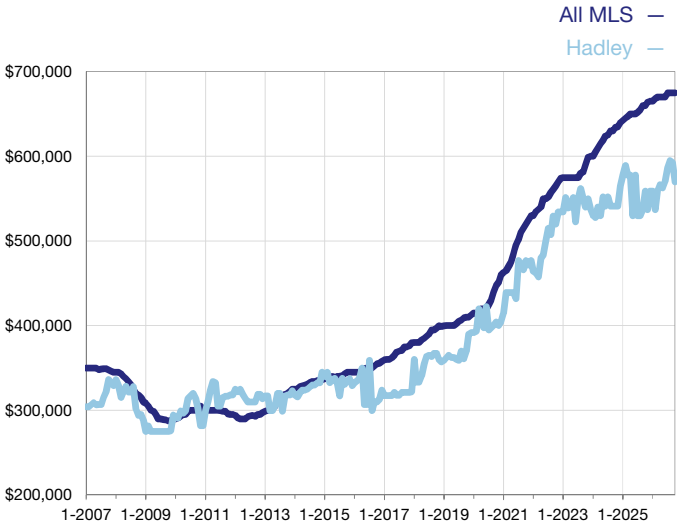
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

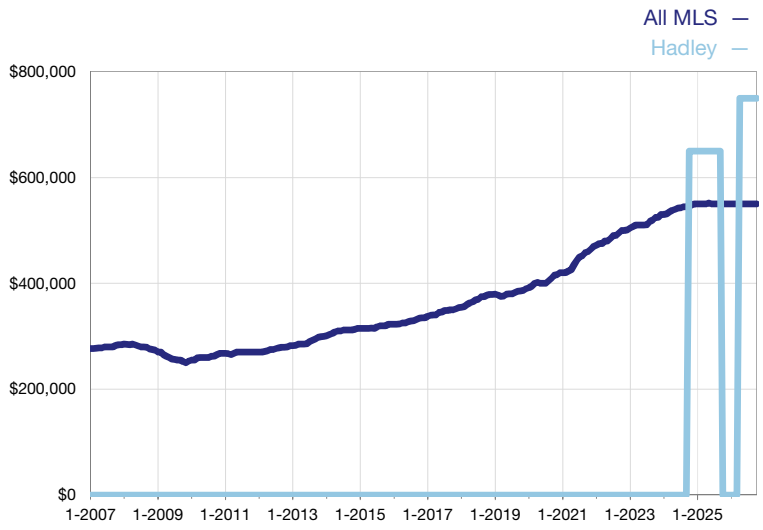
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**1**	--
Closed Sales	0	**0**	--	0	**1**	--
Median Sales Price*	$0	**$0**	--	$0	**$750,000**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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



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