Local Market Update – October 2026

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

South Hadley

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**20**	+ 900.0%	110	**139**	+ 26.4%
Closed Sales	12	**20**	+ 66.7%	119	**131**	+ 10.1%
Median Sales Price*	$460,250	**$415,000**	- 9.8%	$416,000	**$399,900**	- 3.9%
Inventory of Homes for Sale	22	**18**	- 18.2%	--	--	--
Months Supply of Inventory	2.0	**1.4**	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	25	**28**	+ 12.0%	32	**35**	+ 9.4%
Percent of Original List Price Received*	100.3%	**97.5%**	- 2.8%	101.0%	**100.2%**	- 0.8%
New Listings	12	**11**	- 8.3%	127	**151**	+ 18.9%

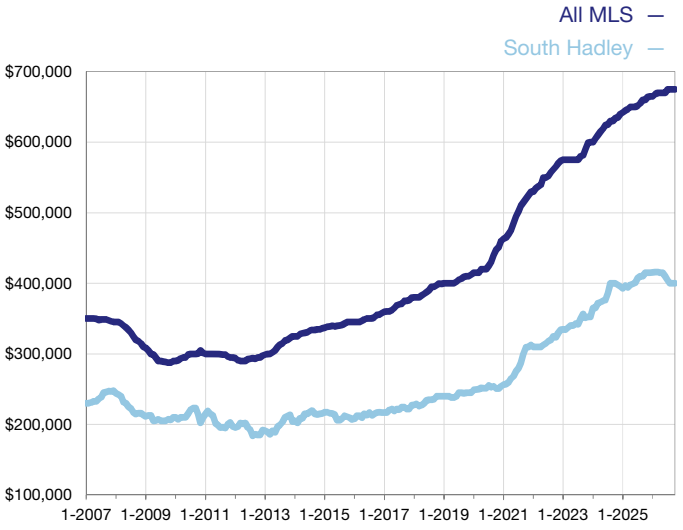
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

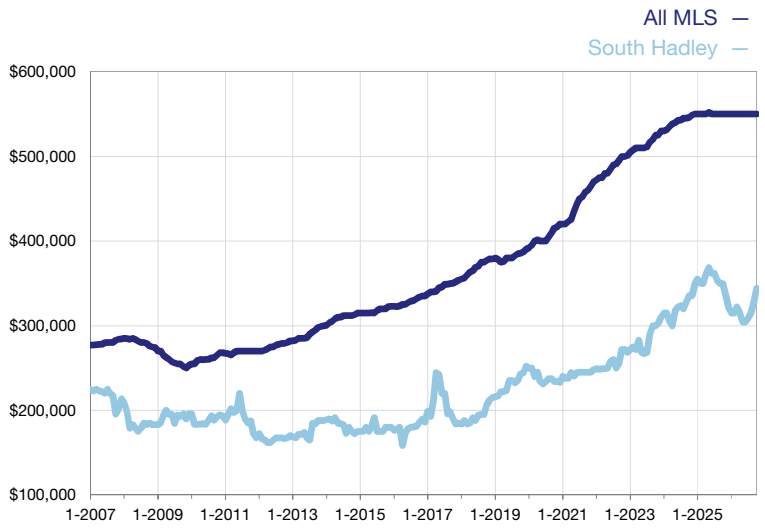
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**4**	+ 33.3%	45	**44**	- 2.2%
Closed Sales	5	**5**	0.0%	46	**41**	- 10.9%
Median Sales Price*	$322,500	**$380,000**	+ 17.8%	$321,250	**$355,000**	+ 10.5%
Inventory of Homes for Sale	12	**24**	+ 100.0%	--	--	--
Months Supply of Inventory	2.5	**5.6**	+ 124.0%	--	--	--
Cumulative Days on Market Until Sale	15	**32**	+ 113.3%	32	**39**	+ 21.9%
Percent of Original List Price Received*	103.2%	**98.8%**	- 4.3%	100.3%	**98.8%**	- 1.5%
New Listings	7	**3**	- 57.1%	52	**70**	+ 34.6%

* 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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