



# SOUTH HADLEY

Located in the heart of the Pioneer Valley, South Hadley's landscape is framed by the Connecticut River and the Mount Holyoke Range. The community offers a variety of recreational opportunities and a richly diverse mix of housing and is home to a world renowned college, shopping and dining, professional services, light industrial activity, and farms. Nearly one-third of South Hadley's residents are employed within town, demonstrating its commercial and industrial strength.

Settled in the late 1600's, South Hadley was primarily an agricultural town until the first navigable canal in the nation was built along the Connecticut River in 1794. Commercial traffic flourished as mills, cabinet makers, blacksmith shops and inns prospered in the town and the nearby City of Holyoke. South Hadley is home to Mount Holyoke College, founded in 1837. It is the oldest continuing institution of higher learning for women and is ranked as one of the nation's finest liberal arts colleges.

South Hadley has two dominant neighborhoods. Situated in the southern portion of the town, South Hadley Falls is an older area built around the historic South Hadley Canal, South Hadley/Holyoke Dam, and associated industrial facilities. The Center, characterized by a national historic district, tree-lined residential streets, the Village Commons – a mixed use development, Mount Holyoke College, and the Town Common is the dominant neighborhood in the northern section of town.

Residential development in the town consists of single-family homes, with a variety of multi-family and condominium developments. South Hadley's Skinner State Park, with its famed Summit House, as well as the Mount Holyoke Range State Park offer beautiful views and hiking and attract tourists.

Pioneer Valley Planning Commission  
60 Congress Street - Floor 1  
Springfield, Massachusetts 01104-3419  
Telephone: (413) 781-6045  
<http://www.pvpc.org>

Profiles covering all forty-three communities in the Pioneer Valley Region and a range of other topics are available. The Pioneer Valley Planning Commission Regional Information Center provides demographic, economic, and geographic data and services including mapping, research, and analysis to its constituent communities and to the public. Contact the Information Center for additional information.

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#### Type of Government:

Representative Town meeting, 5 Selectmen.

#### Transit System:

**Public Carrier** Pioneer Valley Transit Authority

**Private Carrier** None

**Para-Transit Carrier** Council on Aging, PVRTA

## MUNICIPAL OFFICE

Town Hall  
116 Main St.  
South Hadley, MA 01075  
Phone: (413) 538-5017  
FAX: (413) 538-7565  
[www.southhadleyma.gov](http://www.southhadleyma.gov)

## LAND AREA and TAX BASE

Acres	11,711
Square Miles	18
2012 Vehicle Registrations <i>(autos and light trucks)</i>	15,641
2015 Property Tax Rates	
Residential	\$17.08
Commercial/Industrial	\$17.08
*District Rates also apply	

## POPULATION TRENDS

1970	17,033
2014	16,399
1990	16,681
2000	17,206
2010	17,514
2014	17,745

#### 2014 Race and Latino Population

White	91.1%
Black	3.8%
Asian	2.7%
Other	2.4%
Latino (of any race)	4.6%

Note: Race %s can be greater than 100% because of multiple race persons.

## Percent of Population by Age

Age	1990	2000	2010
0 - 4	5.4	4.6	3.9
5 - 9	5.1	5.5	4.5
10 - 14	5.0	5.9	5.1
15 - 19	9.7	9.4	9.9
20 - 24	11.6	9.2	11.1
25 - 34	15.0	10.4	9.5
35 - 44	13.7	15.2	11.4
45 - 54	9.4	13.4	14.6
55 - 59	4.7	5.0	6.6
60 - 64	5.0	4.1	6.1
65 - 74	9.4	8.4	7.8
75 & over	6.0	9.0	9.4

## LAND USE 2005

Total Square Miles	18
Total Road Miles	2009 105

Land Use	Acres
Residential	2,729
Commercial	122
Industrial	193
Urban Open/Public	256
Transportation	55
Outdoor Recreational	311
Agricultural Land	967
Undeveloped Land	6,628
Water	477

## RECREATION AREAS

**PARKS:** Buttery Brook Recreation Area, Canal Park, Beach Grounds, Titus Pond Area, Woodlawn Park, Center School Park, Bachelor Brook/Stoney Brook Resource Conservation Area, Judd Park, Town Farm Recreation Area, Mount Holyoke Range State Park, Skinner State Park, Black Stevens Conservation Area and Bynan Conservation Area

**GOLF:** Ledges Golf Course and Clubhouse, The Orchards G.C.

**MARINAS:** Brunelle's Marina.

**Data Sources:** Massachusetts Department of Revenue; Massachusetts Executive Office of Labor & Workforce Development; Massachusetts Department of Education; United States Census Bureau; The Warren Group; Resource Mapping; University of Massachusetts; Applied Geographic Solutions; Local Municipal Offices

## EMPLOYERS and EMPLOYMENT

2014

Industry	Number	Percent of Community Total
Agriculture, Forestry, Fisheries	0	0.0%
Arts, Entertainment, and Recreation	423	9.4%
Construction	280	6.2%
Finance, Insurance & Real Estate	161	3.6%
Health Care and Social Assistance	526	11.6%
Information	38	0.8%
Manufacturing	138	3.1%
Services	2,290	50.7%
Transportation, Comm. & Utilities	105	2.3%
Wholesale and Retail Trade	549	12.2%

*Note: Above does not include self-employed, where many work in the agriculture, construction and service industries.*

Average Weekly Wage \$801

Self-employed (includes all business types) 829

## WHERE RESIDENTS WORK 2014

27.9% work in South Hadley  
72.1% commute out of South Hadley

## RESIDENTS IN THE LABOR FORCE

Year	Labor Force	Percent Unemployed
2004	9,555	4.4%
2005	9,518	4.2%
2006	9,555	4.1%
2007	9,521	3.8%
2008	9,668	4.5%
2009	9,501	7.0%
2010	9,499	7.3%
2011	9,408	6.3%
2012	9,415	5.7%
2013	9,413	6.0%
2014	9,569	5.4%

## HOUSING PRICES

Year	Number of Sales	Median Sales Price
2010	197	\$190,000
2011	207	\$185,000
2012	217	\$181,500
2013	264	\$201,250
2014	222	\$210,000

## EDUCATION

*Educational Attainment of Persons 25 Years and Older \**

2013

Less than 12 years	7.5%
4 years High School	24.6%
Less than 4 years College	29.9%
4 or more years College	37.9%

*\*Expressed as the highest level attained.*

District	Grades	Integrated Per Pupil Cost
South Hadley	PK-12	\$13,675

Colleges: Mount Holyoke College

## HOUSEHOLD INCOME 2010-2014

\$0 - \$9,999	6.2%
\$10,000 - \$14,999	3.7%
\$15,000 - \$24,999	6.2%
\$25,000 - \$34,999	11.1%
\$35,000 - \$49,999	12.2%
\$50,000 - \$74,999	18.6%
\$75,000 & over	42.0%

**Median Household Income:** 2010-14 \$62,803

**Persons Below Poverty Level:** 2010-2014 9.2%