



Community Profile

PREPARED BY THE PIONEER VALLEY PLANNING COMMISSION

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. Since 1990, South Hadley's population increased by 2.1 percent to 17,034 in 2006.

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.

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, PVTA.

MUNICIPAL OFFICE

Town Hall
116 Main St.
South Hadley, MA 01075
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www.southhadley.org

LAND AREA and TAX BASE

Acres	11,711
Square Miles	18.3
2006 Vehicle Registration <i>(autos and light trucks)</i>	16,426
2006 Property Taxes	
Residential	\$11.85
Commercial/Industrial	\$11.85

POPULATION TRENDS

1970	17,033
1980	16,399
1990	16,685
2000	17,196
2006	17,034

2007 Race and Latino Population

White	95.0%
Black	1.0%
Asian	2.0%
Other	1.4%
Latino (of any race)	2.7%

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

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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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**Percent of Population by Age
1990, 2000 and 2007***

Age	1990	2000	2007
0 - 4	5.4	4.6	4.0
5 - 9	5.1	5.5	4.1
10 - 14	5.0	5.9	4.8
15 - 19	9.7	9.4	7.2
20 - 24	11.6	9.2	9.6
25 - 34	15.0	10.4	14.1
35 - 44	13.7	15.2	12.2
45 - 54	9.4	13.4	13.1
55 - 59	4.7	5.0	7.3
60 - 64	5.0	4.1	6.1
65 - 74	9.4	8.4	8.1
75 & over	6.1	9.0	9.4

LAND USE - 1999

Total Square Miles	18.3
Total Road Miles (2006)	104.97

Land Use	Acres
Residential	3,126.6
Commercial	107.0
Industrial	206.6
Urban Open/Public	312.0
Transportation	70.2
Outdoor Recreational	198.9
Agricultural Land	1,167.3
Undeveloped Land	6,177.8
Water	449.4

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.

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

MARINAS: Brunelle's Marina

Data Sources:

Massachusetts Department of Revenue
 Massachusetts Exec. Office of Labor & Workforce Dev.
 Massachusetts Department of Education
 United States Census Bureau
 The Warren Group
 Resource Mapping: University of Massachusetts
 Applied Geographic Solutions
 Local Municipal Office

EMPLOYERS and EMPLOYMENT - 2006

	Number	Percent of Community Total
Agriculture, Forestry, Fisheries	0	0.0%
Arts, Entertainment, and Recreation	469	5.0%
Construction	265	2.8%
Finance, Insurance & Real Estate	157	1.7%
Health Care and Social Assistance	441	4.7%
Information	78	0.8%
Manufacturing	1,087	11.7%
Services	6,059	65.0%
Trans, Comm., Utilities	319	3.4%
Wholesale and Retail Trade	443	4.8%
Total Employment	9,318	100.0%

Average Annual Wage **\$36,187**

**WHERE RESIDENTS
WORK - 2000**

31.3% work in South Hadley
 68.7% commute out of South Hadley

HOUSING PRICES

Year	Number of Sales	Median Sale Price
2002	308	\$138,250
2003	360	\$164,950
2004	402	\$180,000
2005	336	\$206,500
2006	364	\$225,000

EDUCATION

*2007 Educational Attainment of Persons 25 Years and Older **

Less than 12 years 6.9%
 4 years High School 26.4%
 Less than 4 years College 28.8%
 4 or more years College 37.9%

** Expressed as the highest level attained.*

School Structure: K-12,
 Member of 4 Vocational High Schools

Integrated Per Pupil Cost (2006): \$9,537.42

**RESIDENTS IN THE
LABOR FORCE**

Year	Labor Force	Percent Unemployed
1996	9,137	3.4%
1997	9,363	3.0%
1998	9,332	2.7%
1999	9,393	2.4%
2000	9,196	2.1%
2001	9,312	2.7%
2002	9,610	4.0%
2003	9,633	4.7%
2004	9,555	4.4%
2005	9,489	4.2%
2006	9,534	4.4%

**HOUSEHOLD
INCOME - 2007***

\$0 - \$9,999	5.0%
\$10,000 - \$14,999	4.5%
\$15,000 - \$24,999	9.5%
\$25,000 - \$34,999	10.7%
\$35,000 - \$49,999	13.9%
\$50,000 - \$74,999	20.7%
\$75,000 & over	35.8%

2007 Median Household Income: \$56,141

2000 Persons Below Poverty Level: 5.9%

*** 2007 values** are estimates provided by Applied Geographic Solutions