Local Market Update – March 2021

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

Pelham

Single-Family Properties

	March			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	2	**1**	- 50.0%	5	**2**	- 60.0%
Closed Sales	2	**0**	- 100.0%	5	**0**	- 100.0%
Median Sales Price*	$308,000	**$0**	- 100.0%	$246,000	**$0**	- 100.0%
Inventory of Homes for Sale	4	**3**	- 25.0%	--	--	--
Months Supply of Inventory	2.2	**2.0**	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	24	**0**	- 100.0%	77	**0**	- 100.0%
Percent of Original List Price Received*	95.7%	**0.0%**	- 100.0%	92.7%	**0.0%**	- 100.0%
New Listings	4	**2**	- 50.0%	8	**3**	- 62.5%

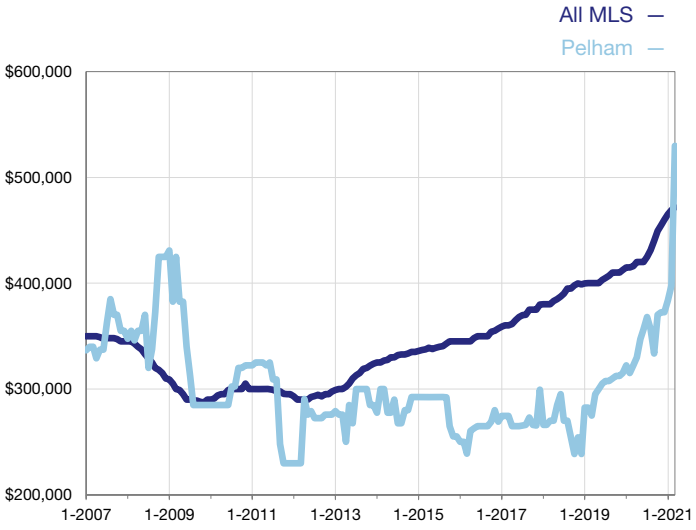
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

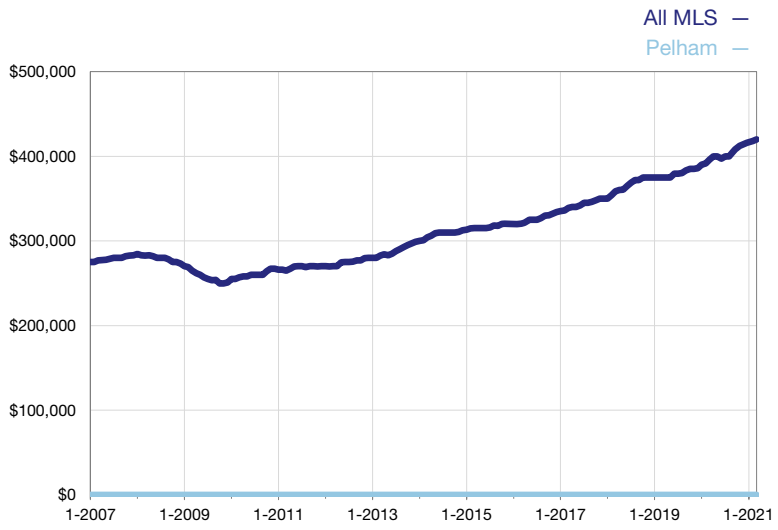
	March			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**0**	--

* 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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