Local Market Update – April 2022

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

Pelham

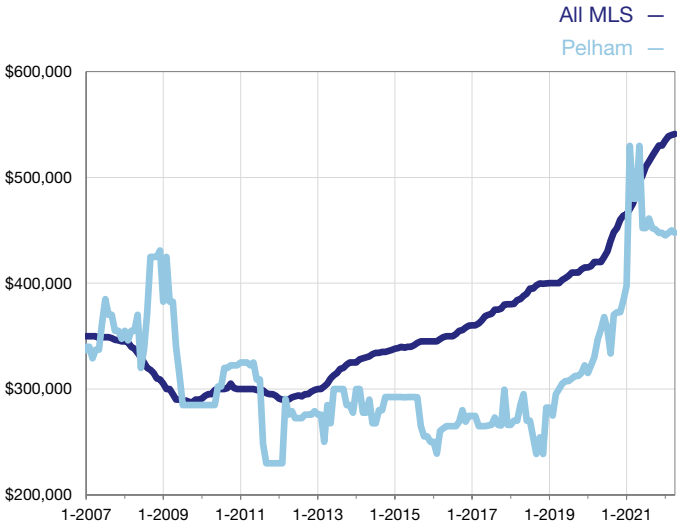
Single-Family Properties	April			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	3	**1**	- 66.7%	5	**5**	0.0%
Closed Sales	1	**2**	+ 100.0%	1	**4**	+ 300.0%
Median Sales Price*	$430,000	**$620,000**	+ 44.2%	$430,000	**$446,900**	+ 3.9%
Inventory of Homes for Sale	1	**1**	0.0%	--	--	--
Months Supply of Inventory	0.6	**0.6**	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	**20**	+ 42.9%	14	**21**	+ 50.0%
Percent of Original List Price Received*	107.5%	**103.7%**	- 3.5%	107.5%	**105.9%**	- 1.5%
New Listings	1	**1**	0.0%	4	**4**	0.0%

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

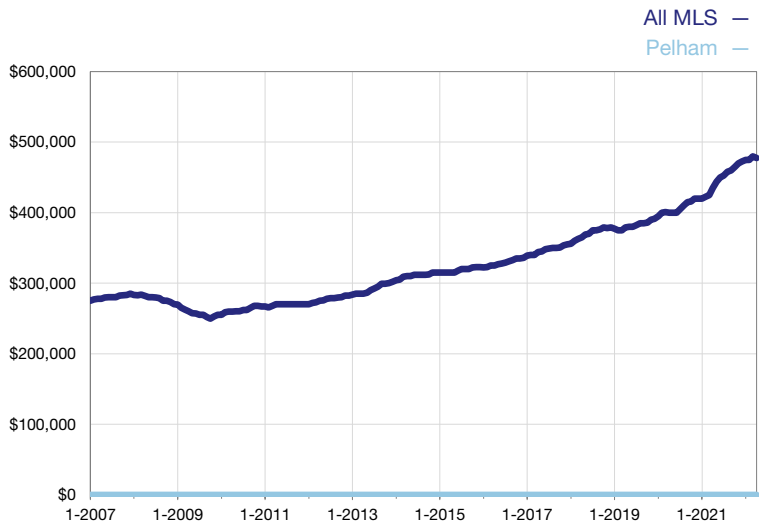
Condominium Properties	April			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	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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