

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pelham

### Single-Family Properties

| Key Metrics                              | March     |      |          | Year to Date |      |          |
|------------------------------------------|-----------|------|----------|--------------|------|----------|
|                                          | 2022      | 2023 | + / -    | 2022         | 2023 | + / -    |
| Pending Sales                            | 0         | 3    | --       | 4            | 3    | - 25.0%  |
| Closed Sales                             | 1         | 0    | - 100.0% | 2            | 0    | - 100.0% |
| Median Sales Price*                      | \$508,800 | \$0  | - 100.0% | \$426,900    | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 2         | 2    | 0.0%     | --           | --   | --       |
| Months Supply of Inventory               | 1.1       | 0.8  | - 27.3%  | --           | --   | --       |
| Cumulative Days on Market Until Sale     | 20        | 0    | - 100.0% | 23           | 0    | - 100.0% |
| Percent of Original List Price Received* | 118.4%    | 0.0% | - 100.0% | 108.0%       | 0.0% | - 100.0% |
| New Listings                             | 0         | 3    | --       | 3            | 4    | + 33.3%  |

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

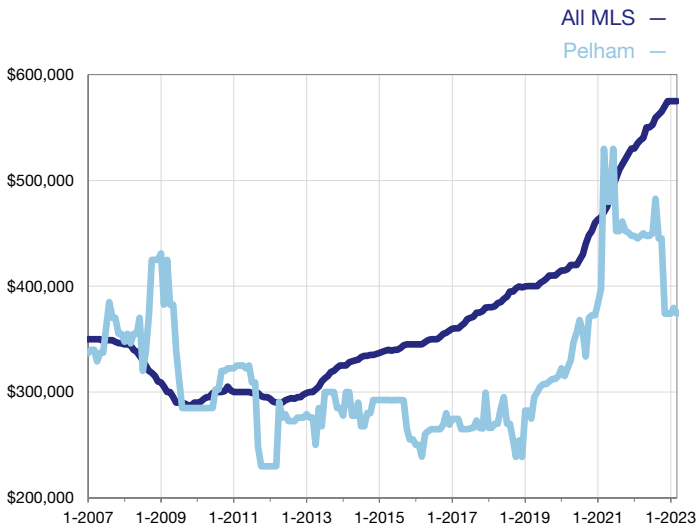
### Condominium Properties

| Key Metrics                              | March |      |       | Year to Date |      |       |
|------------------------------------------|-------|------|-------|--------------|------|-------|
|                                          | 2022  | 2023 | + / - | 2022         | 2023 | + / - |
| 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

