

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pelham

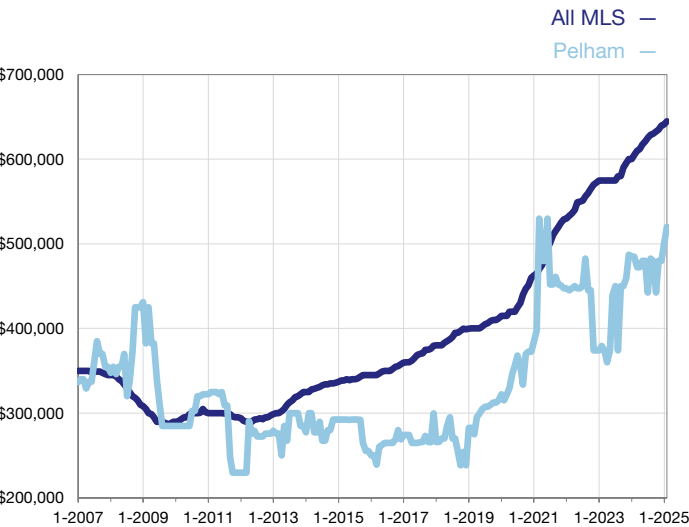
| Single-Family Properties                 | February |           |          | Year to Date |           |          |
|------------------------------------------|----------|-----------|----------|--------------|-----------|----------|
| Key Metrics                              | 2024     | 2025      | + / -    | 2024         | 2025      | + / -    |
| Pending Sales                            | 1        | 0         | - 100.0% | 1            | 0         | - 100.0% |
| Closed Sales                             | 0        | 1         | --       | 1            | 1         | 0.0%     |
| Median Sales Price*                      | \$0      | \$657,500 | --       | \$245,500    | \$657,500 | + 167.8% |
| Inventory of Homes for Sale              | 4        | 5         | + 25.0%  | --           | --        | --       |
| Months Supply of Inventory               | 1.9      | 3.2       | + 68.4%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 0        | 65        | --       | 16           | 65        | + 306.3% |
| Percent of Original List Price Received* | 0.0%     | 96.7%     | --       | 106.8%       | 96.7%     | - 9.5%   |
| New Listings                             | 2        | 1         | - 50.0%  | 4            | 2         | - 50.0%  |

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

| Condominium Properties                   | February |      |       | Year to Date |      |       |
|------------------------------------------|----------|------|-------|--------------|------|-------|
| Key Metrics                              | 2024     | 2025 | + / - | 2024         | 2025 | + / - |
| 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

