

# News Release

**REALTOR® ASSOCIATION OF PIONEER VALLEY, INC.**  
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## June 2013 Single Family Sales Report Pioneer Valley sales down 4.5% • Median price climbs 8.1%

Pioneer Valley			Franklin County		
Sales down 4.5% • Median price climbs 8.1%			Sales down 2% • Median price climbs 18.7%		
	<u>June 2012</u>	<u>June 2013</u>		<u>June 2012</u>	<u>June 2013</u>
Closed Sales (units)	508	485	Closed Sales (units)	51	50
Closed Sales (\$Vol)	105,542,248	110,296,443	Closed Sales (\$Vol)	8,913,000	11,068,849
Average Sales Price	207,760	227,415	Average Sales Price	174,765	221,377
Median Sales price	185,000	200,000	Median Sales Price	160,000	189,975

  

Hampden County			Hampshire County		
Sales down 4.5% • Median price climbs 10.4%			Sales down 5.6% • Median price climbs 8.2%		
	<u>June 2012</u>	<u>June 2013</u>		<u>June 2012</u>	<u>June 2013</u>
Closed Sales (units)	331	316	Closed Sales (units)	126	119
Closed Sales (\$Vol)	63,156,899	64,666,624	Closed Sales (\$Vol)	33,472,349	34,560,970
Average Sales Price	190,806	204,641	Average Sales Price	265,654	290,428
Median Sales price	165,500	182,775	Median Sales Price	245,000	265,000

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## June 2013—KEY POINTS Pioneer Valley Single-Family Homes

- **Sales**—Down 4.5 percent from 508 in June 2012 to 485 in June 2013.
- **Median Price**— Climbs 8.1 percent from \$185,000 in June 2012 to \$200,000 in June 2013.
- **Inventory of available property**—Inventory is down 12.3 percent from 3,157 single family listings at the end of June 2012 to 2,769 single family listings at the end of June 2013.
- **Supply** – At the end of June 2012 there were 6.2 months of supply at the current rate of sale. At the end of June 2013 there were 5.7 months of supply at current rate of sale.
- **Days on Market** - The average days on market climbs 5 percent, from 120 days in June 2012 to 126 in June 2013.
- **A Five-Year View**—The median price climbs 4.2 percent from \$192,000 in June 2009 to \$200,000 in June 2013.
- **Mortgage Rates**  
30-year fixed-rate mortgage (FRM) averaged 4.46 percent with an average 0.8 points for the week ending June 27, 2013. Last year at this time the 30-year FRM averaged 3.66 percent with an average 0.7 points. (Source: FreddieMac.com)