

# News Release

## REALTOR® ASSOCIATION OF PIONEER VALLEY, INC.

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## February 2015 Single Family Sales Report Pioneer Valley sales up 3.7% • Median price up 11.2% to \$189,000

| Pioneer Valley                        |                  |                  | Franklin County                      |                  |                  |
|---------------------------------------|------------------|------------------|--------------------------------------|------------------|------------------|
| Sales up 3.7% • Median price up 11.2% |                  |                  | Sales down 8% • Median price up 0.6% |                  |                  |
|                                       | <u>Feb. 2014</u> | <u>Feb. 2015</u> |                                      | <u>Feb. 2014</u> | <u>Feb. 2015</u> |
| Closed Sales (units)                  | 215              | 223              | Closed Sales (units)                 | 25               | 23               |
| Closed Sales (\$Vol)                  | 41,059,022       | 47,200,331       | Closed Sales (\$Vol)                 | 3,781,750        | 4,311,900        |
| Average Sales Price                   | 190,972          | 211,661          | Average Sales Price                  | 151,270          | 187,474          |
| Median Sales price                    | 169,900          | 189,000          | Median Sales Price                   | 155,000          | 156,000          |

  

| Hampden County                       |                  |                  | Hampshire County                    |                  |                  |
|--------------------------------------|------------------|------------------|-------------------------------------|------------------|------------------|
| Sales down 0.7% • Median price up 6% |                  |                  | Sales up 23% • Median price up 3.4% |                  |                  |
|                                      | <u>Feb. 2014</u> | <u>Feb. 2015</u> |                                     | <u>Feb. 2014</u> | <u>Feb. 2015</u> |
| Closed Sales (units)                 | 142              | 141              | Closed Sales (units)                | 48               | 59               |
| Closed Sales (\$Vol)                 | 25,684,497       | 26,504,151       | Closed Sales (\$Vol)                | 11,592,775       | 16,384,280       |
| Average Sales Price                  | 180,877          | 187,973          | Average Sales Price                 | 241,516          | 277,700          |
| Median Sales price                   | 165,000          | 175,000          | Median Sales Price                  | 222,500          | 230,000          |

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### **Mission**

To champion private property rights and advocate for our members

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## February 2015—KEY POINTS Pioneer Valley Single-Family Homes

- **Sales**—Up 3.7 percent from 215 in February 2014 to 223 in February 2015.
- **Median Price**— Up 11.2 percent from \$169,900 in February 2014 to \$189,000 in February 2015.
- **Inventory of available property**—Inventory is down 5.8 percent from 1,922 single family listings at the end of February 2014, to 1,811 single family listings at the end of February 2015.
- **Supply**—At the end of February 2014 there were 8.9 months of supply at the current rate of sale. At the end of February 2015 there were 8.1 months of supply at current rate of sale.
- **Days on Market**—The average days on market is up 6.5 percent from 138 days in February 2014 to 147 in February 2015.
- **Pending Sales**—Listings which are under agreement to sell are down .05 percent from 365 in February 2014 to 363 in February 2015.
- **A Six-Year View**—The median price is up 9 percent from \$173,250 in February 2010 to \$189,000 in February 2015.
- **Mortgage Rates**  
30-year fixed-rate mortgage (FRM) averaged 3.80 percent with an average 0.6 points for the week ending February 26, 2015. Last year at this time the 30-year FRM averaged 4.37 percent with an average 0.7 points. (Source: FreddieMac.com)

### **About the REALTOR® Association of Pioneer Valley:**

Organized in 1915, the REALTOR® Association of Pioneer Valley is a professional trade organization with more than 1,600 members. The term REALTOR® is registered as the exclusive designation of members of the National Association of REALTORS® who subscribe to a strict code of ethics and enjoy continuing education programs.