

News Release

REALTOR® ASSOCIATION OF PIONEER VALLEY, INC.

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May 2015 Single Family Sales Report Pioneer Valley sales up 16.2% • Median price down 2.2% to \$200,470

Pioneer Valley			Franklin County		
Sales up 16.2% · Median price down 2.2%			Sales down 19.5% · Median price remains the same		
	<u>May 2014</u>	<u>May 2015</u>		<u>May 2014</u>	<u>May 2015</u>
Closed Sales (units)	377	438	Closed Sales (units)	41	33
Closed Sales (\$Vol)	88,202,332	101,669,649	Closed Sales (\$Vol)	8,461,685	6,965,700
Average Sales Price	233,958	232,122	Average Sales Price	206,383	211,082
Median Sales price	205,000	200,470	Median Sales Price	180,000	180,000

Hampden County			Hampshire County		
Sales up 22.1% · Median price down 0.7%			Sales up 15.9% · Median price down 9.9%		
	<u>May 2014</u>	<u>May 2015</u>		<u>May 2014</u>	<u>May 2015</u>
Closed Sales (units)	248	303	Closed Sales (units)	88	102
Closed Sales (\$Vol)	52,118,042	64,288,200	Closed Sales (\$Vol)	27,622,605	30,415,749
Average Sales Price	210,153	212,172	Average Sales Price	313,893	298,194
Median Sales price	183,750	182,500	Median Sales Price	300,950	271,000

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Mission

To champion private property rights and advocate for our members

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May 2015—KEY POINTS Pioneer Valley Single-Family Homes

- **Sales**—Up 16.2 percent from 377 in May 2014 to 438 in May 2015.
- **Median Price**— Down 2.2 percent from \$205,000 in May 2014 to \$200,470 in May 2015.
- **Inventory of available property**—Inventory is down 8.6 percent from 2,838 single family listings at the end of May 2014, to 2,593 single family listings at the end of May 2015.
- **Supply**—At the end of May 2014 there were 7.5 months of supply at the current rate of sale. At the end of May 2015 there were 5.9 months of supply at current rate of sale.
- **Days on Market**—The average days on market is up 3.8 percent from 133 days in May 2014 to 138 in May 2015.
- **Pending Sales**—Listings which are under agreement to sell are up 16.7 percent from 652 in May 2014 to 761 in May 2015.
- **A Six-Year View**—The median price is up 11.4 percent from \$180,000 in May 2010 to \$200,470 in May 2015.
- **Mortgage Rates**
30-year fixed-rate mortgage (FRM) averaged 3.87 percent with an average 0.6 points for the week ending May 28, 2015. Last year at this time the 30-year FRM averaged 4.12 percent with an average 0.6 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.