

# News Release

**REALTOR® ASSOCIATION OF PIONEER VALLEY, INC.**  
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## March 2010 Single Family Sales Report Pioneer Valley sales up 25.8% • Median price up 7.1 %

Pioneer Valley			Franklin County		
Sales up 25.8% · Median Price up 7.1%			Sales up 37% · Median Price down 2.7%		
	<u>2009</u>	<u>2010</u>		<u>2009</u>	<u>2010</u>
Closed Sales (units)	271	341	Closed Sales (units)	27	37
Closed Sales (\$Vol)	49,612,934	69,766,793	Closed Sales (\$Vol)	4,611,300	6,634,500
Average Sales Price	183,074	204,595	Average Sales Price	170,789	179,311
Median Sales price	168,000	180,000	Median Sales Price	166,000	161,500

  

Hampden County			Hampshire County		
Sales up 18.7% · Median Price up 7.8%			Sales up 50% · Median price up 6.1%		
	<u>2009</u>	<u>2010</u>		<u>2009</u>	<u>2010</u>
Closed Sales (units)	198	235	Closed Sales (units)	46	69
Closed Sales (\$Vol)	32,909,529	42,885,743	Closed Sales (\$Vol)	12,092,105	20,246,550
Average Sales Price	166,210	182,493	Average Sales Price	262,872	293,428
Median Sales price	156,950	169,000	Median Sales Price	232,750	247,000

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**Mission**

To be the business and public policy advocate for REALTORS®.

# Pioneer Valley Talking Points

## March 2010 Single Family Home Sales

- Sales - Single family home sales in the Pioneer Valley are up 25.8% from 271 in March 2009 to 341 in March 2010.
- Median Price - Single family home median price in the Pioneer Valley is up 7.1% from 168,000 in March 2009 to 180,000 in March 2010.
- Inventory— Inventory is up 10.5% from 2,596 listings at the end of March 2009 to 2,868 listings at the end of March 2010.
- Supply - At the end of March 2009 there was 9.6 months of supply, at the end of March 2010 there was 8.4 Months of supply. The market is considered balanced when there is between 7.5 and 8.5 months of supply.
- Days on Market— Down from 157 in March 2009 to 124 in March 2010
- Six Year Snapshot - 5.9% increase in median price from \$169,900 in 2004 to \$180,000 in 2010.
- Mortgage- 30-year fixed-rate mortgage averaged 5.21 percent for the week ending April 8, 2010. Last year at this time, the 30-year FRM averaged 4.87 percent. This is the highest the 30-year FRM has been since the week ending August 13, 2009 when it averaged 5.29 percent.

Source: FreddieMac.com on April 12, 2010