

# News Release

**REALTOR® ASSOCIATION OF PIONEER VALLEY, INC.**  
 The Western New England Center for Real Estate Services  
 221 Industry Avenue Springfield, MA 01104  
 413-785-1328 phone 877-854-6978 toll-free 413-731-7125 fax  
 www.rapv.com



Ben Scranton, RCE, e-PRO  
 Executive Vice President, ben@rapv.com  
 Mary-Leah Assad  
 Communications Coordinator, mary-leah@rapv.com

## April 2010 Single Family Sales Report Pioneer Valley sales up 23.4% • Median price down 1.1%

Pioneer Valley			Franklin County		
Sales up 23.4% · Median Price down 1.1%			Sales up 72.7% · Median Price down 12.6%		
	<u>2009</u>	<u>2010</u>		<u>2009</u>	<u>2010</u>
Closed Sales (units)	299	369	Closed Sales (units)	22	38
Closed Sales (\$Vol)	59,024,626	74,393,850	Closed Sales (\$Vol)	4,764,200	7,511,800
Average Sales Price	197,407	201,609	Average Sales Price	216,555	197,679
Median Sales price	182,000	180,000	Median Sales Price	201,400	176,000
Hampden County			Hampshire County		
Sales up 20.1% · Median Price up 8.1%			Sales up 17.5% · Median price up 5.8%		
	<u>2009</u>	<u>2010</u>		<u>2009</u>	<u>2010</u>
Closed Sales (units)	214	257	Closed Sales (units)	63	74
Closed Sales (\$Vol)	39,077,826	48,691,097	Closed Sales (\$Vol)	15,182,600	18,190,953
Average Sales Price	182,607	189,460	Average Sales Price	240,994	245,824
Median Sales price	160,500	173,500	Median Sales Price	215,000	227,500

For editorial comment contact:

Kathleen M. Witalisz, 2010 President • 413-568-0005  
 Vincent Walsh, 2010 President-Elect • 413-748-6155  
 Mark Abramson, Immediate Past-President • 413-774-1200  
 Hampshire County: Linda Rotti • 413-549-3700  
 Franklin County: Corinne Fitzgerald • 413-774-6371  
 Kevin Sears, President, Massachusetts Association of REALTORS® • 413-348-8631  
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**Mission**

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

# Pioneer Valley Talking Points

## April 2010 Single Family Home Sales

- Sales - Single family home sales in the Pioneer Valley are up 23.4% from 299 in April 2009 to 369 in April 2010.
- Median Price - Single family home median price in the Pioneer Valley is down 1.1% from 182,000 in April 2009 to 180,000 in April 2010.
- Inventory— Inventory is up 15.5% from 2,735 listings at the end of April 2009 to 3,159 listings at the end of April 2010.
- Supply - At the end of April 2009 there was 9.1 months of supply, at the end of April 2010 there was 8.6 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 161 in April 2009 to 124 in April 2010
- Six Year Snapshot - 7.5% increase in median price from \$167,500 in April 2004 to \$180,000 in April 2010.
- Mortgage- the 30-year fixed-rate mortgage (FRM) averaged 5.00 percent with an average 0.7 point for the week ending May 6, 2010, down from last week when it averaged 5.06 percent. Last year at this time, the 30-year FRM averaged 4.84 percent.

Source: FreddieMac.com on May 13, 2010