

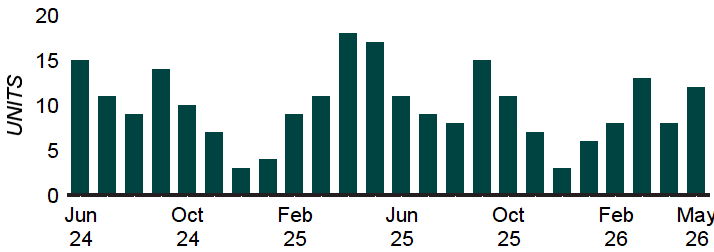
# MAY 2026 MARKET REPORT

Pelham  
Single Family

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$1,728,000	▼ -15.70%	▲ 21.30%
AVERAGE SALE PRICE	\$2,022,428	▲ 3.80%	▲ 22.40%
UNITS SOLD	7	▲ 16.70%	▼ -46.20%
AVERAGE DAYS ON MARKET	32	▼ -25.60%	▼ -8.60%
% OF SALES PRICE	102.39	▼ -2.30%	▼ -1.20%
UNITS FOR SALE	12	▲ 50.00%	▼ -36.80%
MONTHS OF INVENTORY	1.70	▲ 30.80%	▲ 13.30%

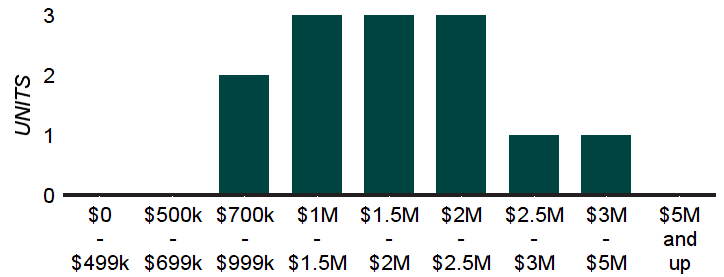
## HOMES FOR SALE

Number of homes listed for sale, end of month



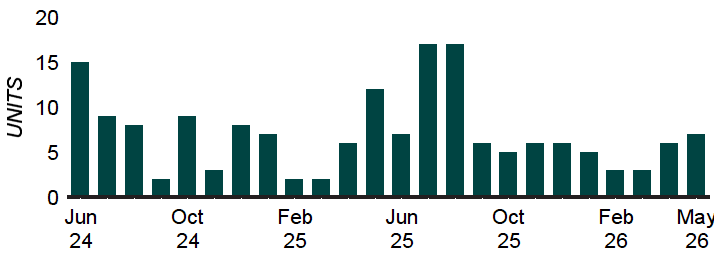
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



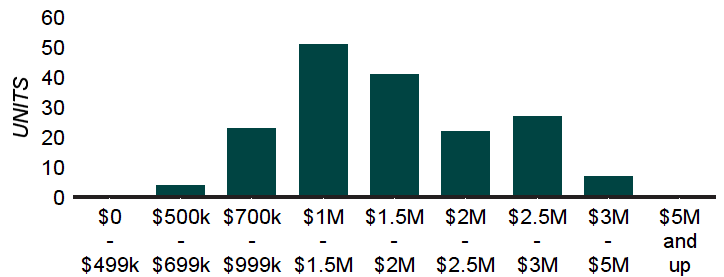
## HOMES SOLD

Number of homes sold



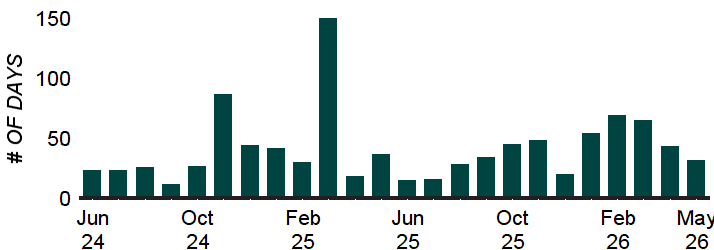
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



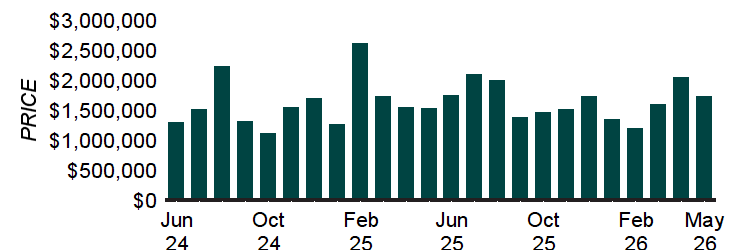
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



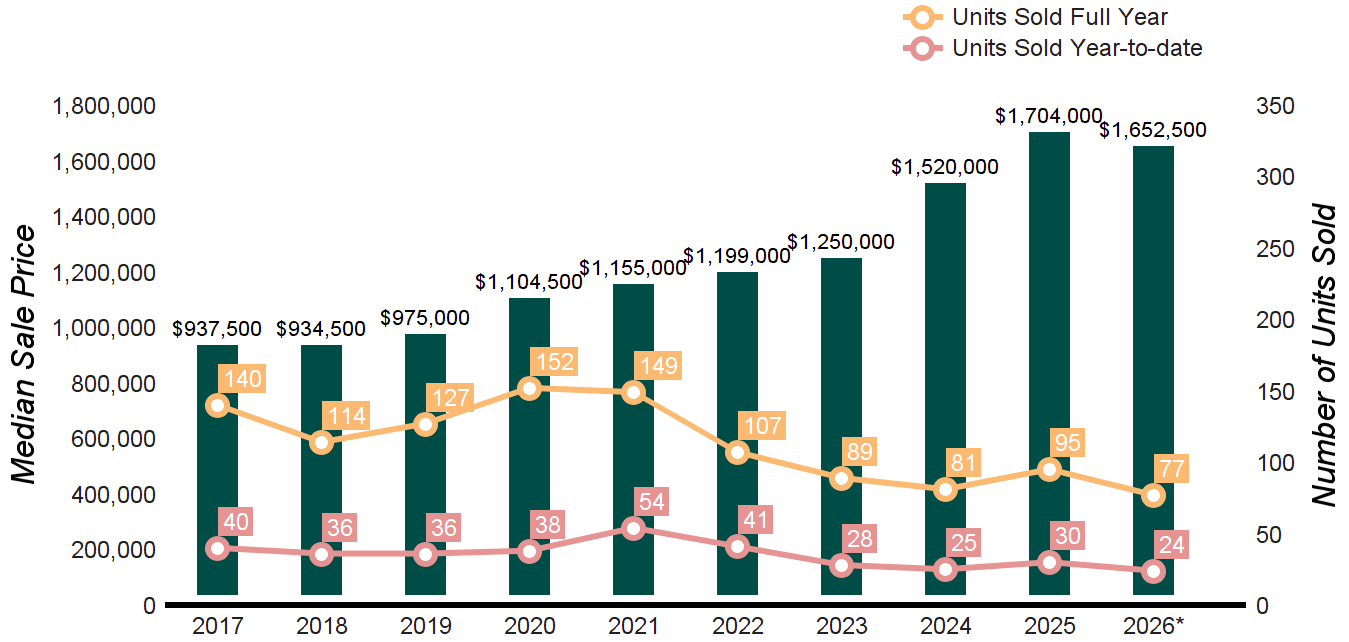
## MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Pelham  
Single Family



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
<b>UNITS SOLD</b>	140	114	127	152	149	107	89	81	95	77
	▼ 3%	▼ 19%	▲ 11%	▲ 20%	▼ 2%	▼ 28%	▼ 17%	▼ 9%	▲ 17%	▼ 19%
<b>MEDIAN SOLD PRICE</b>	\$937,500	\$934,500	\$975,000	\$1,104,500	\$1,155,000	\$1,199,000	\$1,250,000	\$1,520,000	\$1,704,000	\$1,652,500
	▲ 5%	0%	▲ 4%	▲ 13%	▲ 5%	▲ 4%	▲ 4%	▲ 22%	▲ 12%	▼ 3%