

NEWS RELEASE

REALTOR® Association of Pioneer Valley

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April 2025 Single-Family Sales Report

Pioneer Valley sales up 0.4% · Median price up 1.5%

PIONEER VALLEY

Sales down 8.6%

Median Price up 6.2%

	2024	2025
Closed Sales (units)	325	297
Median Sales (price)	\$335,100	\$356,000

FRANKLIN COUNTY

Sales down 3.2%

Median Price up 13.4%

	2024	2025
Closed Sales (units)	35	28
Median Sales (price)	\$335,100	\$380,000

HAMPDEN COUNTY

Sales down 11.6%

Median Price up 6.3%

	2024	2025
Closed Sales (units)	241	213
Median Sales (price)	\$320,000	\$340,000

HAMPSHIRE COUNTY

Sales up 15.4%

Median Price up 7.0%

	2024	2025
Closed Sales (units)	52	60
Median Sales (price)	\$420,500	\$450,000

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About the REALTOR® Association of Pioneer Valley:

Organized in 1915, the REALTOR® Association of Pioneer Valley is a professional trade organization with more than 1,800 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.

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April 2025 Key Points Pioneer Valley Single-Family Homes

- **Sales** – down 8.6 percent from 325 in April 2024 to 297 in April 2025.
- **Median Price** – up 6.2 percent from \$335,100 in April 2024 to \$356,000 in April 2025.
- **Inventory of Available Property** – down 3.6 percent from 609 homes for sale in April 2024 to 587 homes for sale in April 2025.
- **Days on the Market** – up 26.7 percent from 36 average number of days on the market in April 2024 to 46 average number of days on the market in April 2025.
- **Pending Sales (under agreement to sell)** – up 25.9 percent from 371 listings pending sale in April 2024 to 467 listings pending sale in April 2025.

Editors and reporters: Please note that the term Realtor® is properly spelled with an initial capital “R”, per the Associated Press Stylebook, or spelled in all capital letters and is a registered trademark of the National Association of REALTORS®.

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Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 5.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.8%

Year-Over-Year
Change in
Median Sales Price
All Properties

+ 0.4%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	371	467	+ 25.9%	1,231	1,331	+ 8.1%
Closed Sales	325	297	- 8.6%	1,133	1,118	- 1.3%
Median Sales Price*	\$335,100	\$356,000	+ 6.2%	\$330,000	\$345,000	+ 4.5%
Inventory of Homes for Sale	609	587	- 3.6%	--	--	--
Months Supply of Inventory	1.7	1.6	- 3.5%	--	--	--
Cumulative Days on Market Until Sale	36	46	+ 26.7%	43	49	+ 12.7%
Percent of Original List Price Received*	101.7%	100.2%	- 1.5%	99.9%	98.7%	- 1.2%
New Listings	513	576	+ 12.3%	1,468	1,555	+ 5.9%

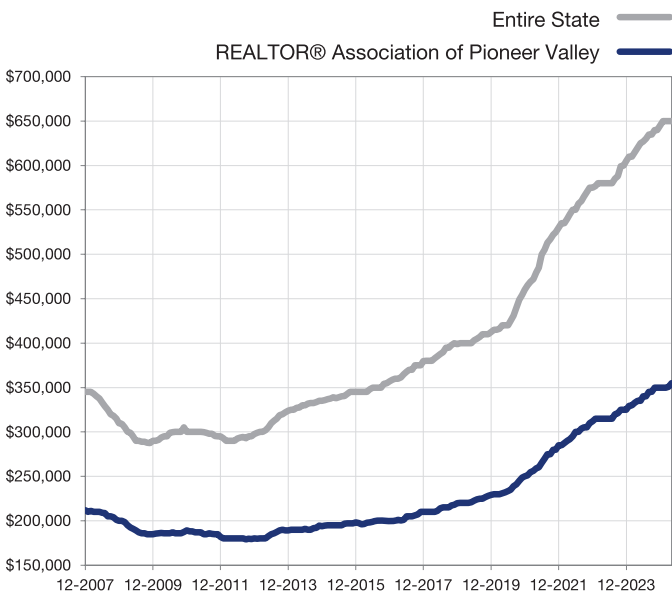
Condominium Properties

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	67	80	+ 19.4%	207	250	+ 20.8%
Closed Sales	51	59	+ 15.7%	175	221	+ 26.3%
Median Sales Price*	\$255,000	\$259,900	+ 1.9%	\$249,900	\$255,000	+ 2.0%
Inventory of Homes for Sale	86	111	+ 29.1%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 14.8%	--	--	--
Cumulative Days on Market Until Sale	28	42	+ 48.2%	41	51	+ 25.3%
Percent of Original List Price Received*	101.7%	101.2%	- 0.5%	100.1%	99.5%	- 0.6%
New Listings	73	66	- 9.6%	234	256	+ 9.4%

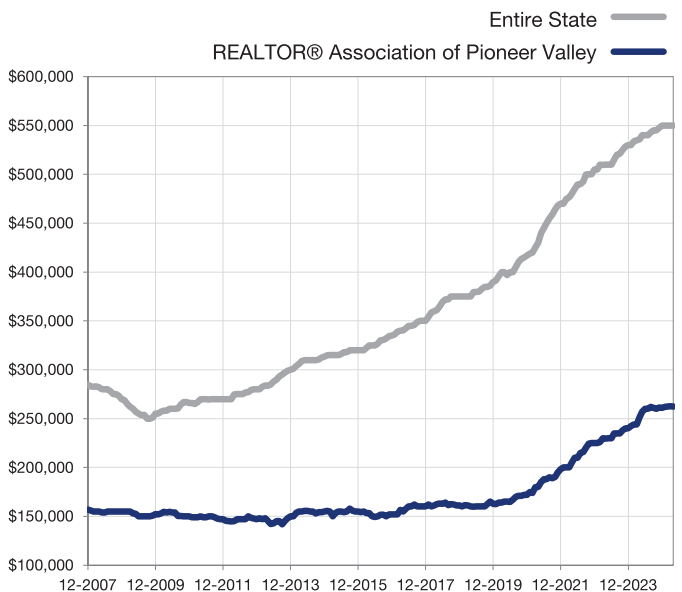
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin County

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	28	59	+ 110.7%	131	147	+ 12.2%
Closed Sales	35	28	- 20.0%	126	122	- 3.2%
Median Sales Price*	\$335,100	\$380,000	+ 13.4%	\$323,000	\$352,000	+ 9.0%
Inventory of Homes for Sale	70	80	+ 14.3%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	40	88	+ 120.0%	53	66	+ 24.5%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	96.4%	97.3%	+ 0.9%
New Listings	43	62	+ 44.2%	140	161	+ 15.0%

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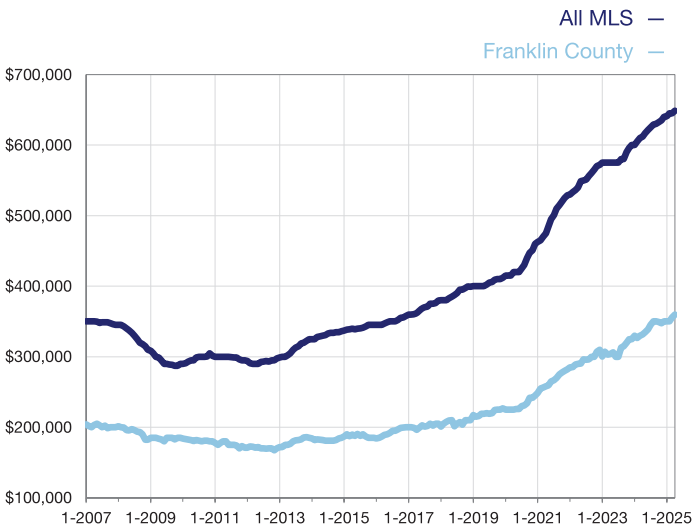
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	4	- 33.3%	13	15	+ 15.4%
Closed Sales	4	3	- 25.0%	8	13	+ 62.5%
Median Sales Price*	\$237,500	\$284,900	+ 20.0%	\$276,350	\$305,000	+ 10.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	3.9	2.3	- 41.0%	--	--	--
Cumulative Days on Market Until Sale	34	40	+ 17.6%	27	41	+ 51.9%
Percent of Original List Price Received*	100.1%	103.7%	+ 3.6%	102.2%	99.8%	- 2.3%
New Listings	7	6	- 14.3%	19	16	- 15.8%

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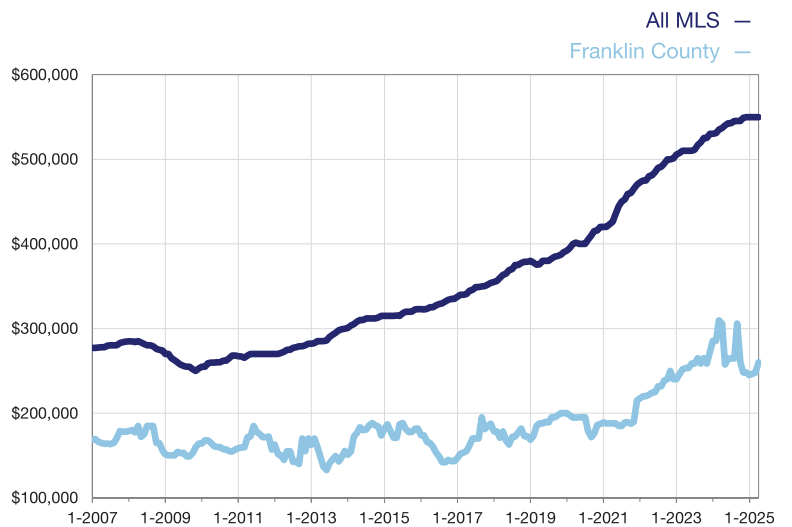
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	270	317	+ 17.4%	882	927	+ 5.1%
Closed Sales	241	213	- 11.6%	823	778	- 5.5%
Median Sales Price*	\$320,000	\$340,000	+ 6.3%	\$310,000	\$327,250	+ 5.6%
Inventory of Homes for Sale	379	350	- 7.7%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	33	44	+ 33.3%	39	45	+ 15.4%
Percent of Original List Price Received*	102.6%	100.1%	- 2.4%	100.5%	98.9%	- 1.6%
New Listings	342	365	+ 6.7%	1,026	1,044	+ 1.8%

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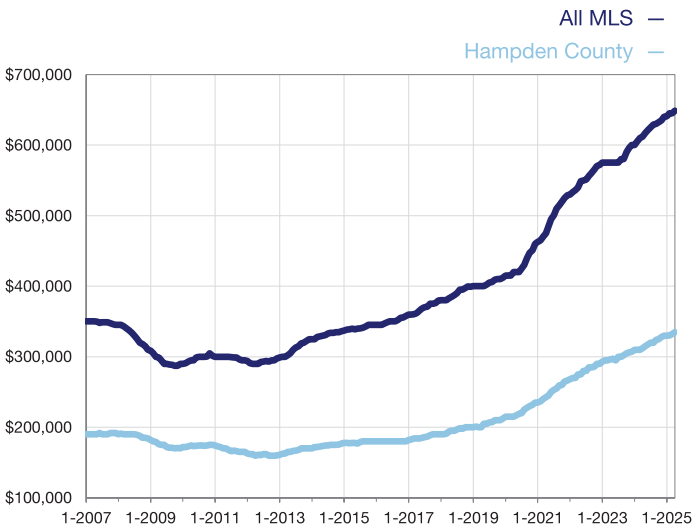
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	41	48	+ 17.1%	135	150	+ 11.1%
Closed Sales	29	36	+ 24.1%	107	138	+ 29.0%
Median Sales Price*	\$220,000	\$243,450	+ 10.7%	\$220,000	\$225,000	+ 2.3%
Inventory of Homes for Sale	46	68	+ 47.8%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	29	37	+ 27.6%	34	52	+ 52.9%
Percent of Original List Price Received*	101.1%	100.2%	- 0.9%	100.1%	99.2%	- 0.9%
New Listings	40	36	- 10.0%	143	147	+ 2.8%

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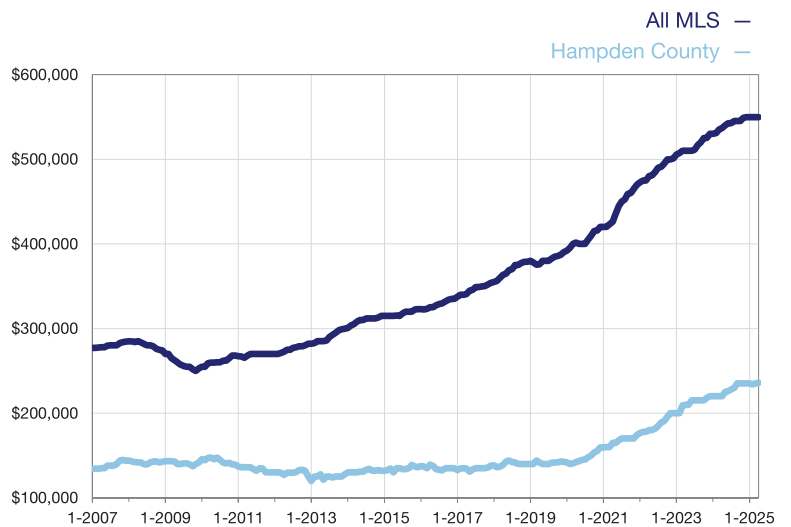
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2025

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Hampshire County

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	78	102	+ 30.8%	234	274	+ 17.1%
Closed Sales	52	60	+ 15.4%	202	233	+ 15.3%
Median Sales Price*	\$420,500	\$450,000	+ 7.0%	\$420,000	\$427,500	+ 1.8%
Inventory of Homes for Sale	132	144	+ 9.1%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	43	32	- 25.6%	51	52	+ 2.0%
Percent of Original List Price Received*	100.8%	102.7%	+ 1.9%	99.5%	99.4%	- 0.1%
New Listings	113	149	+ 31.9%	289	332	+ 14.9%

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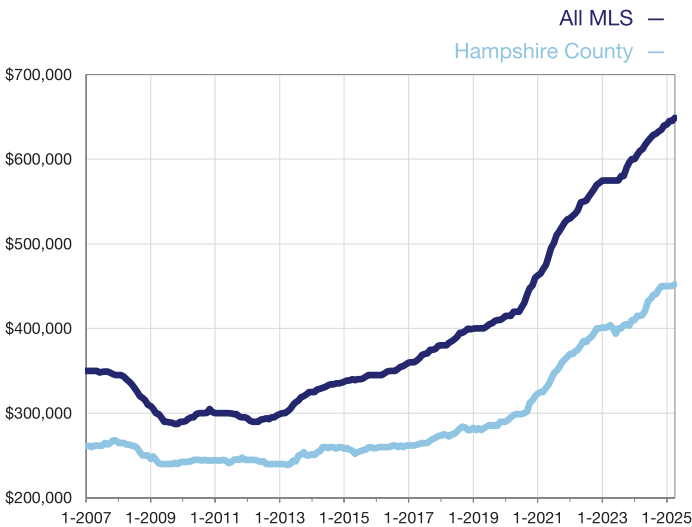
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	20	28	+ 40.0%	60	85	+ 41.7%
Closed Sales	18	20	+ 11.1%	60	70	+ 16.7%
Median Sales Price*	\$329,000	\$396,000	+ 20.4%	\$318,750	\$317,500	- 0.4%
Inventory of Homes for Sale	25	33	+ 32.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	25	50	+ 100.0%	54	52	- 3.7%
Percent of Original List Price Received*	103.0%	102.6%	- 0.4%	99.7%	100.1%	+ 0.4%
New Listings	23	24	+ 4.3%	68	91	+ 33.8%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

