

# NEWS RELEASE

## REALTOR® Association of Pioneer Valley

225 Park Avenue · West Springfield, MA 01089

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[rapv.com](http://rapv.com)



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## April 2026 Single-Family Sales Report

### Pioneer Valley sales down 6.6% · Median price up 2.6%

#### PIONEER VALLEY

Sales down 6.6%

Median Price up 2.6%

	2025	2026
Closed Sales (units)	303	283
Median Sales (price)	\$358,500	\$368,000

#### FRANKLIN COUNTY

Sales up 10.7%

Median Price down 9.2%

	2025	2026
Closed Sales (units)	28	31
Median Sales (price)	\$380,000	\$345,000

#### HAMPDEN COUNTY

Sales down 10.1%

Median Price up 2.6%

	2025	2026
Closed Sales (units)	218	196
Median Sales (price)	\$340,000	\$348,750

#### HAMPSHIRE COUNTY

Sales down 3.3%

Median Price up 21.2%

	2025	2026
Closed Sales (units)	61	59
Median Sales (price)	\$451,250	\$547,000

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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 2026 Key Points Pioneer Valley Single-Family Homes

- **Sales** – down -6.6% percent from 303 in April 2025 to 283 in April 2026.
- **Median Price** – up 2.6% percent from \$358,500 in April 2025 to \$368,000 in April 2026.
- **Inventory of Available Property** – down -14.8% percent from 741 homes for sale in April 2025 to 631 homes for sale in April 2026.
- **Days on the Market** – down -7% percent from 46 average number of days on the market in April 2025 to 43 average number of days on the market in April 2026.
- **Pending Sales (under agreement to sell)** – up 22.8% percent from 386 listings pending sale in April 2025 to 474 listings pending sale in April 2026.

*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 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 5.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 0.3%**

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

**- 16.8%**

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

### Single-Family Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	386	474	+ 22.8%	1,242	1,306	+ 5.2%
Closed Sales	303	283	- 6.6%	1,128	1,048	- 7.1%
Median Sales Price*	\$358,500	<b>\$368,000</b>	+ 2.6%	\$345,000	<b>\$360,000</b>	+ 4.3%
Inventory of Homes for Sale	741	<b>631</b>	- 14.8%	--	--	--
Months Supply of Inventory	2.0	<b>1.7</b>	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	46	<b>43</b>	- 7.0%	49	<b>54</b>	+ 10.4%
Percent of Original List Price Received*	100.1%	<b>100.2%</b>	+ 0.1%	98.7%	<b>98.7%</b>	- 0.0%
New Listings	578	<b>612</b>	+ 5.9%	1,557	<b>1,583</b>	+ 1.7%

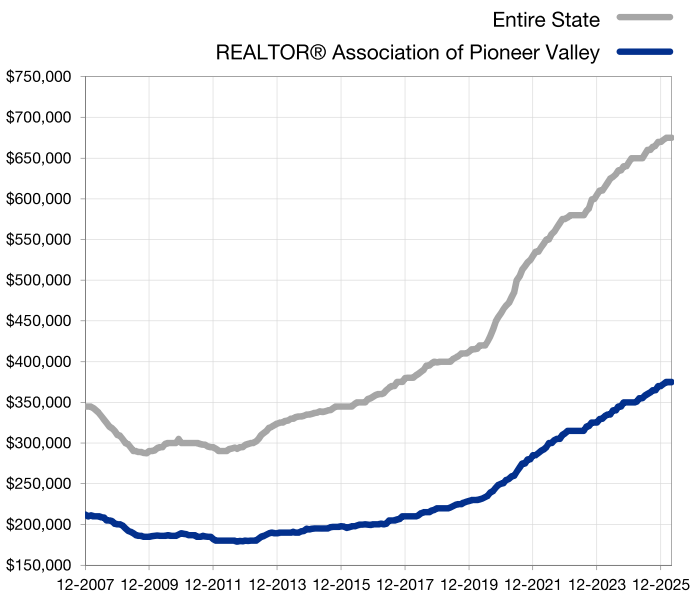
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	66	100	+ 51.5%	232	252	+ 8.6%
Closed Sales	59	61	+ 3.4%	221	195	- 11.8%
Median Sales Price*	\$259,900	<b>\$277,200</b>	+ 6.7%	\$255,000	<b>\$260,000</b>	+ 2.0%
Inventory of Homes for Sale	138	100	- 27.5%	--	--	--
Months Supply of Inventory	2.2	<b>1.6</b>	- 26.4%	--	--	--
Cumulative Days on Market Until Sale	42	<b>76</b>	+ 81.0%	51	<b>70</b>	+ 36.1%
Percent of Original List Price Received*	101.2%	<b>99.1%</b>	- 2.0%	99.5%	<b>98.1%</b>	- 1.4%
New Listings	66	<b>96</b>	+ 45.5%	256	<b>275</b>	+ 7.4%

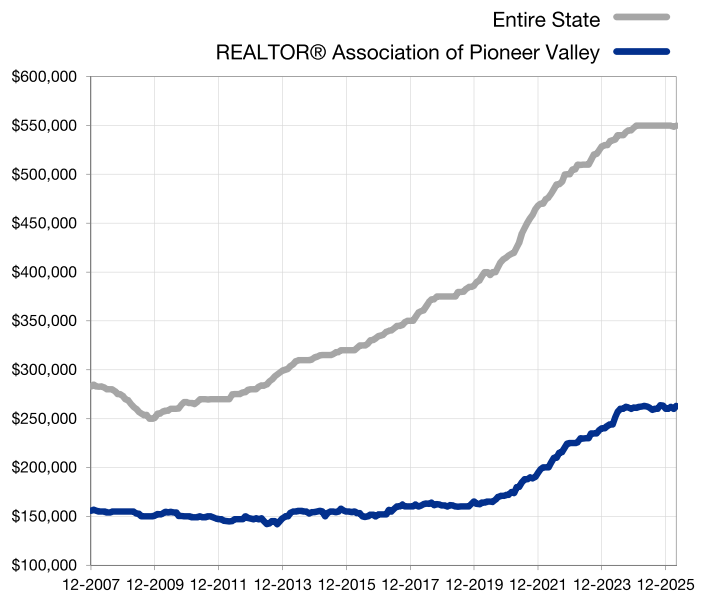
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	50	47	- 6.0%	138	134	- 2.9%
Closed Sales	28	31	+ 10.7%	122	108	- 11.5%
Median Sales Price*	\$380,000	<b>\$345,000</b>	- 9.2%	\$352,000	<b>\$355,000</b>	+ 0.9%
Inventory of Homes for Sale	94	71	- 24.5%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	88	75	- 14.8%	66	68	+ 3.0%
Percent of Original List Price Received*	96.8%	98.0%	+ 1.2%	97.3%	97.2%	- 0.1%
New Listings	62	60	- 3.2%	161	152	- 5.6%

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

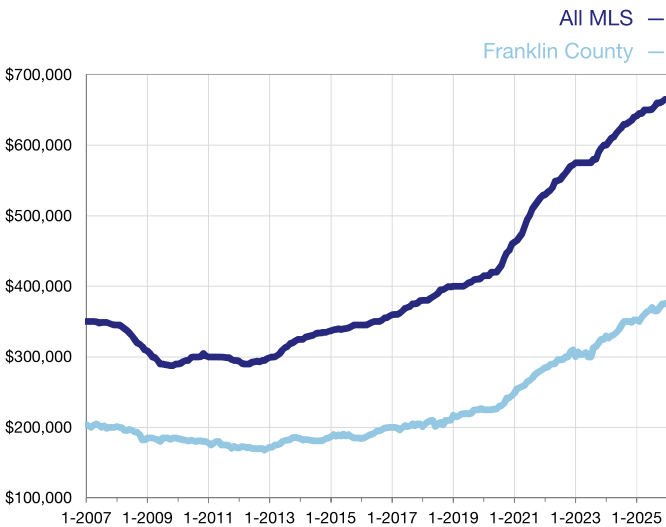
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	14	8	- 42.9%
Closed Sales	3	2	- 33.3%	13	5	- 61.5%
Median Sales Price*	\$284,900	<b>\$294,600</b>	+ 3.4%	\$305,000	<b>\$277,200</b>	- 9.1%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	40	110	+ 175.0%	41	49	+ 19.5%
Percent of Original List Price Received*	103.7%	93.1%	- 10.2%	99.8%	97.1%	- 2.7%
New Listings	6	4	- 33.3%	16	9	- 43.8%

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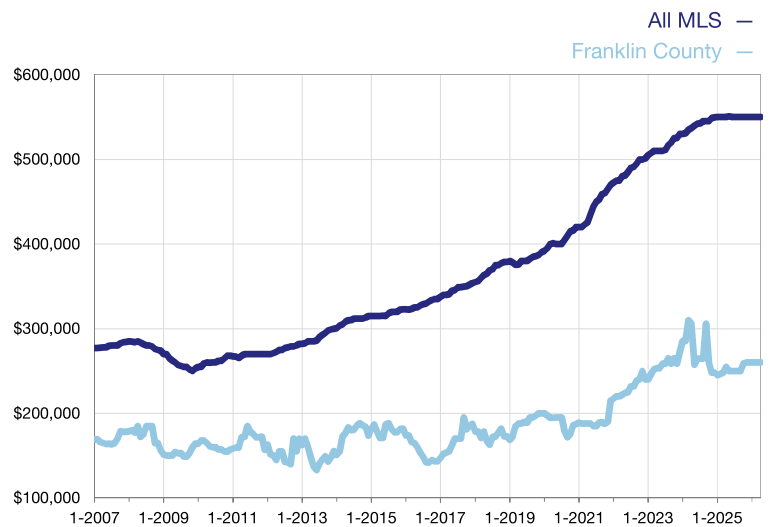
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	263	<b>324</b>	+ 23.2%	865	<b>925</b>	+ 6.9%
Closed Sales	218	<b>196</b>	- 10.1%	786	<b>744</b>	- 5.3%
Median Sales Price*	\$340,000	<b>\$348,750</b>	+ 2.6%	\$327,250	<b>\$343,000</b>	+ 4.8%
Inventory of Homes for Sale	452	<b>403</b>	- 10.8%	--	--	--
Months Supply of Inventory	1.8	<b>1.5</b>	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	44	<b>39</b>	- 11.4%	45	<b>49</b>	+ 8.9%
Percent of Original List Price Received*	100.2%	<b>100.0%</b>	- 0.2%	98.9%	<b>99.1%</b>	+ 0.2%
New Listings	362	<b>412</b>	+ 13.8%	1,041	<b>1,087</b>	+ 4.4%

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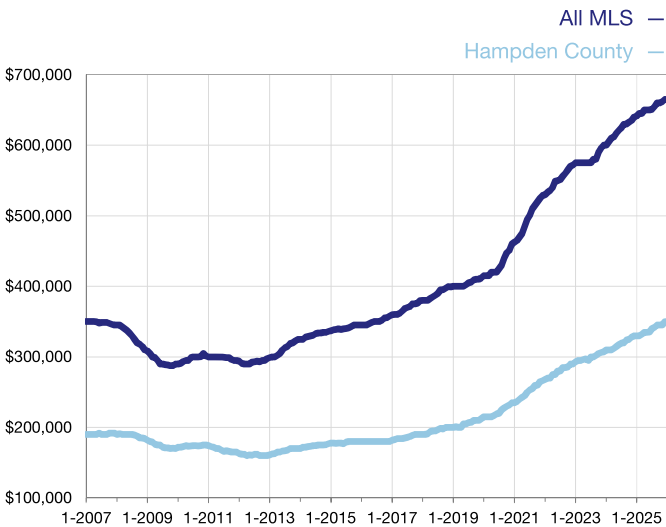
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	38	<b>53</b>	+ 39.5%	138	<b>157</b>	+ 13.8%
Closed Sales	36	<b>36</b>	0.0%	138	<b>131</b>	- 5.1%
Median Sales Price*	\$243,450	<b>\$230,500</b>	- 5.3%	\$225,000	<b>\$231,000</b>	+ 2.7%
Inventory of Homes for Sale	88	<b>52</b>	- 40.9%	--	--	--
Months Supply of Inventory	2.3	<b>1.3</b>	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	37	<b>83</b>	+ 124.3%	52	<b>71</b>	+ 36.5%
Percent of Original List Price Received*	100.2%	<b>99.1%</b>	- 1.1%	99.2%	<b>97.8%</b>	- 1.4%
New Listings	36	<b>52</b>	+ 44.4%	147	<b>147</b>	0.0%

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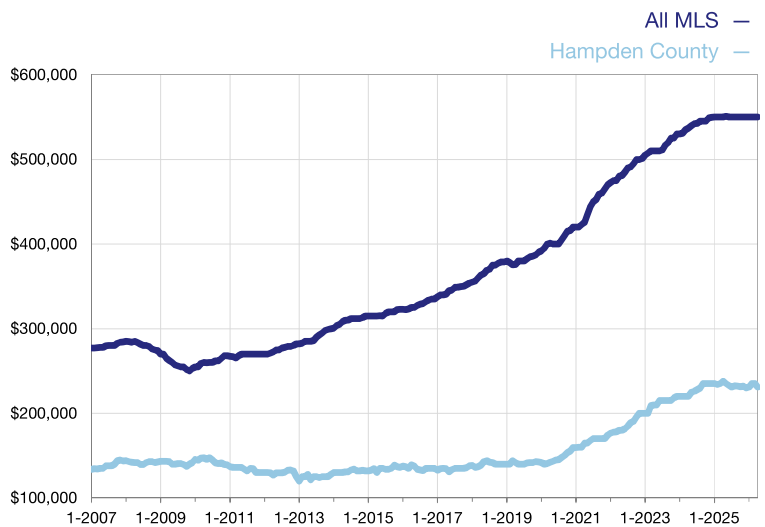
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2026

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## Hampshire County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	83	<b>102</b>	+ 22.9%	256	<b>253</b>	- 1.2%
Closed Sales	61	<b>59</b>	- 3.3%	235	<b>207</b>	- 11.9%
Median Sales Price*	\$451,250	<b>\$547,000</b>	+ 21.2%	\$429,000	<b>\$470,000</b>	+ 9.6%
Inventory of Homes for Sale	171	<b>138</b>	- 19.3%	--	--	--
Months Supply of Inventory	2.3	<b>1.7</b>	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	36	<b>42</b>	+ 16.7%	53	<b>61</b>	+ 15.1%
Percent of Original List Price Received*	101.9%	<b>101.8%</b>	- 0.1%	99.2%	<b>98.5%</b>	- 0.7%
New Listings	145	<b>131</b>	- 9.7%	328	<b>311</b>	- 5.2%

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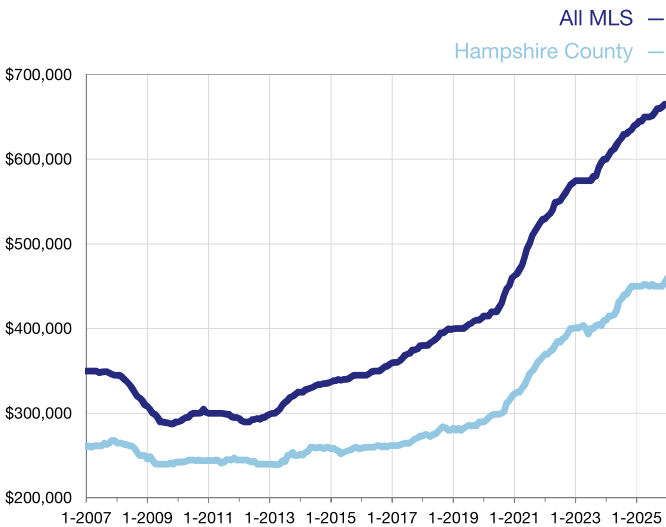
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	25	<b>42</b>	+ 68.0%	80	<b>88</b>	+ 10.0%
Closed Sales	20	<b>23</b>	+ 15.0%	70	<b>59</b>	- 15.7%
Median Sales Price*	\$396,000	<b>\$350,000</b>	- 11.6%	\$317,500	<b>\$329,900</b>	+ 3.9%
Inventory of Homes for Sale	38	<b>42</b>	+ 10.5%	--	--	--
Months Supply of Inventory	1.7	<b>2.0</b>	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	50	<b>61</b>	+ 22.0%	52	<b>68</b>	+ 30.8%
Percent of Original List Price Received*	102.6%	<b>99.8%</b>	- 2.7%	100.1%	<b>98.8%</b>	- 1.3%
New Listings	24	<b>40</b>	+ 66.7%	91	<b>112</b>	+ 23.1%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

