

NEWS RELEASE

REALTOR® Association of Pioneer Valley

225 Park Avenue · West Springfield, MA 01089

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August 2026 Single-Family Sales Report

Pioneer Valley sales up 5.0% · Median price up 2.2%

PIONEER VALLEY

Sales up 5.0%

Median Price up 2.2%

	2025	2026
Closed Sales (units)	464	487
Median Sales (price)	\$381,500	\$390,000

FRANKLIN COUNTY

Sales down 20.0%

Median Price up 13.1%

	2025	2026
Closed Sales (units)	60	48
Median Sales (price)	\$367,000	\$415,000

HAMPDEN COUNTY

Sales up 11.1%

Median Price down 0.2%

	2025	2026
Closed Sales (units)	306	340
Median Sales (price)	\$367,250	\$366,500

HAMPSHIRE COUNTY

Sales up 4.2%

Median Price up 14.3%

	2025	2026
Closed Sales (units)	95	99
Median Sales (price)	\$455,000	\$520,000

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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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August 2026 Key Points Pioneer Valley Single-Family Homes

- **Sales** – up 5.0% percent from 464 in August 2025 to 487 in August 2026.
- **Median Price** – up 2.2% percent from \$381,500 in August 2025 to \$390,000 in August 2026.
- **Inventory of Available Property** – down -5.9% percent from 932 homes for sale in August 2025 to 877 homes for sale in August 2026.
- **Days on the Market** – up 20.4% percent from 33 average number of days on the market in August 2025 to 39 average number of days on the market in August 2026.
- **Pending Sales (under agreement to sell)** – up 33.2% percent from 416 listings pending sale in August 2025 to 554 listings pending sale in August 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 – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 4.3%

Year-Over-Year
Change in
Closed Sales
All Properties

0.0%

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

	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	416	554	+ 33.2%	3,055	3,280	+ 7.4%
Closed Sales	464	487	+ 5.0%	2,913	2,967	+ 1.9%
Median Sales Price*	\$381,500	\$390,000	+ 2.2%	\$370,000	\$377,250	+ 2.0%
Inventory of Homes for Sale	932	877	- 5.9%	--	--	--
Months Supply of Inventory	2.5	2.3	- 7.9%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 20.4%	39	42	+ 8.0%
Percent of Original List Price Received*	100.5%	100.5%	- 0.0%	100.6%	100.4%	- 0.2%
New Listings	492	559	+ 13.6%	3,804	4,092	+ 7.6%

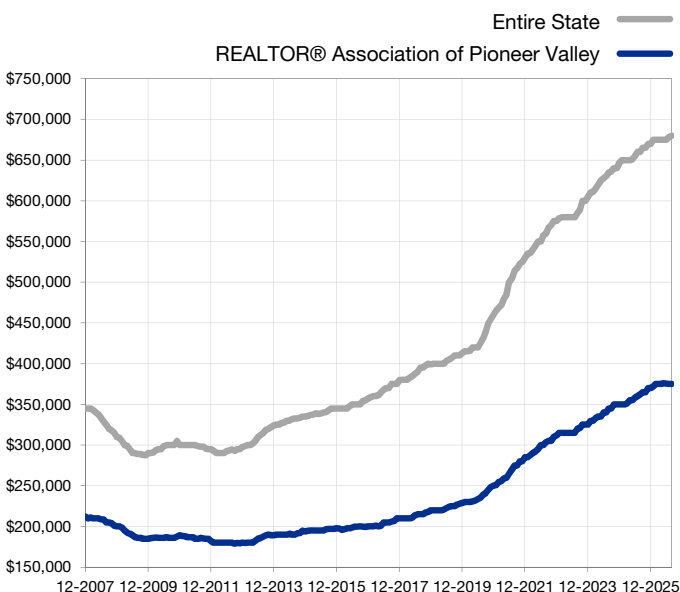
Condominium Properties

	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	70	81	+ 15.7%	521	523	+ 0.4%
Closed Sales	68	68	0.0%	509	485	- 4.7%
Median Sales Price*	\$279,000	\$289,950	+ 3.9%	\$260,100	\$279,000	+ 7.3%
Inventory of Homes for Sale	143	194	+ 35.7%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 42.2%	--	--	--
Cumulative Days on Market Until Sale	34	41	+ 22.0%	44	56	+ 27.6%
Percent of Original List Price Received*	99.4%	98.7%	- 0.6%	99.7%	99.4%	- 0.3%
New Listings	74	99	+ 33.8%	570	692	+ 21.4%

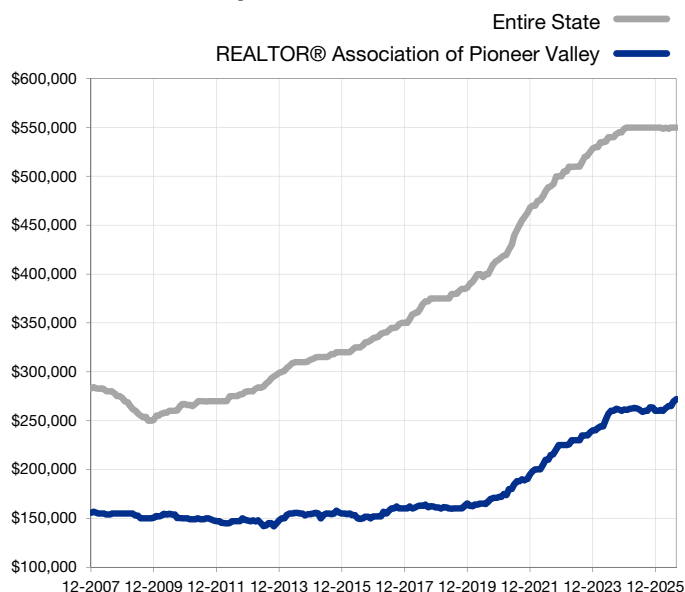
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – August 2026

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Franklin County

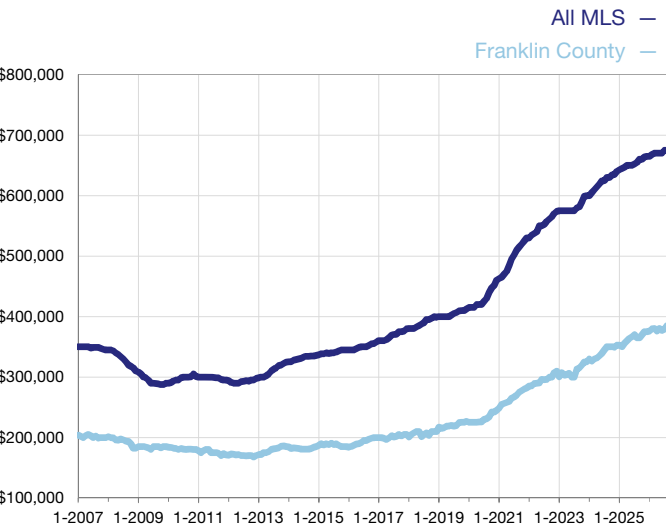
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	43	75	+ 74.4%	347	348	+ 0.3%
Closed Sales	60	48	- 20.0%	337	296	- 12.2%
Median Sales Price*	\$367,000	\$415,000	+ 13.1%	\$370,000	\$389,500	+ 5.3%
Inventory of Homes for Sale	120	100	- 16.7%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	31	53	+ 71.0%	49	55	+ 12.2%
Percent of Original List Price Received*	98.0%	98.0%	0.0%	98.6%	98.4%	- 0.2%
New Listings	46	60	+ 30.4%	417	420	+ 0.7%

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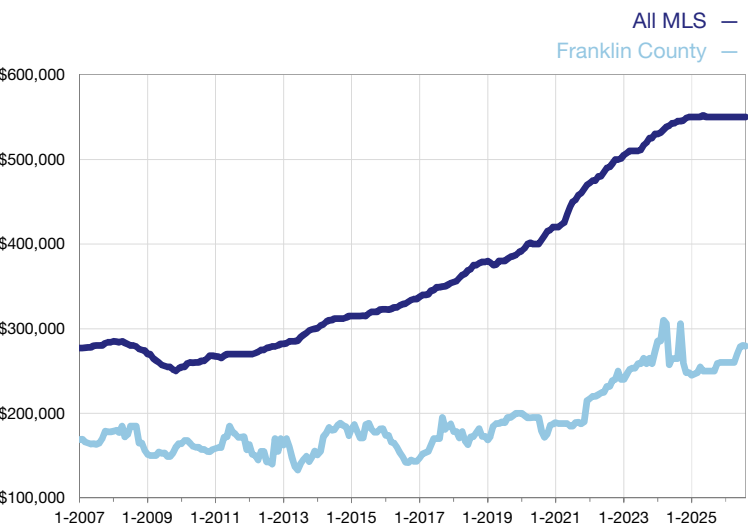
Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	34	21	- 38.2%
Closed Sales	3	4	+ 33.3%	32	19	- 40.6%
Median Sales Price*	\$280,000	\$267,950	- 4.3%	\$265,000	\$279,900	+ 5.6%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	47	55	+ 17.0%	39	42	+ 7.7%
Percent of Original List Price Received*	95.3%	95.7%	+ 0.4%	99.8%	98.5%	- 1.3%
New Listings	5	8	+ 60.0%	36	30	- 16.7%

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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 – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

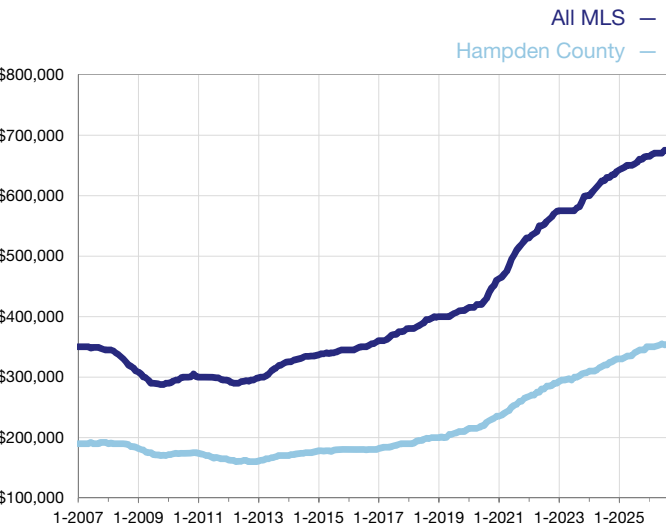
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	286	354	+ 23.8%	2,071	2,234	+ 7.9%
Closed Sales	306	340	+ 11.1%	1,968	2,049	+ 4.1%
Median Sales Price*	\$367,250	\$366,500	- 0.2%	\$349,070	\$355,000	+ 1.7%
Inventory of Homes for Sale	577	523	- 9.4%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	29	37	+ 27.6%	37	39	+ 5.4%
Percent of Original List Price Received*	101.7%	101.2%	- 0.5%	100.8%	100.8%	0.0%
New Listings	353	367	+ 4.0%	2,498	2,656	+ 6.3%

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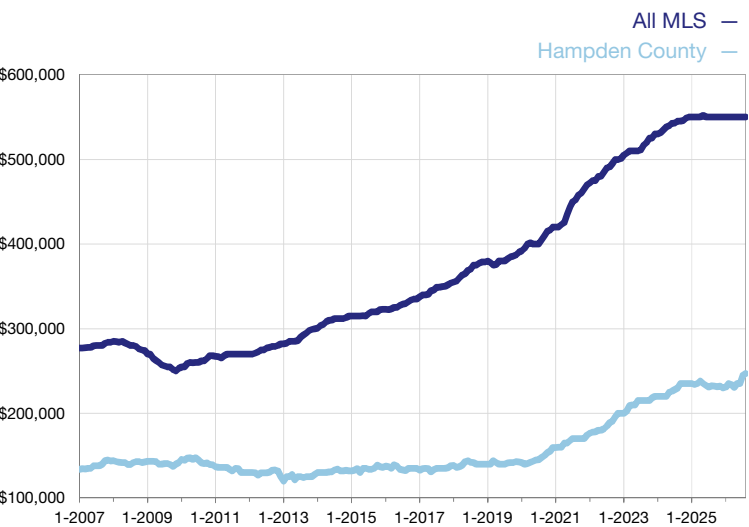
Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	49	48	- 2.0%	318	317	- 0.3%
Closed Sales	41	39	- 4.9%	310	299	- 3.5%
Median Sales Price*	\$240,000	\$270,000	+ 12.5%	\$230,000	\$255,000	+ 10.9%
Inventory of Homes for Sale	90	106	+ 17.8%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	45	58	+ 28.9%
Percent of Original List Price Received*	100.2%	99.3%	- 0.9%	99.7%	99.2%	- 0.5%
New Listings	50	63	+ 26.0%	343	386	+ 12.5%

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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 – August 2026

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Hampshire County

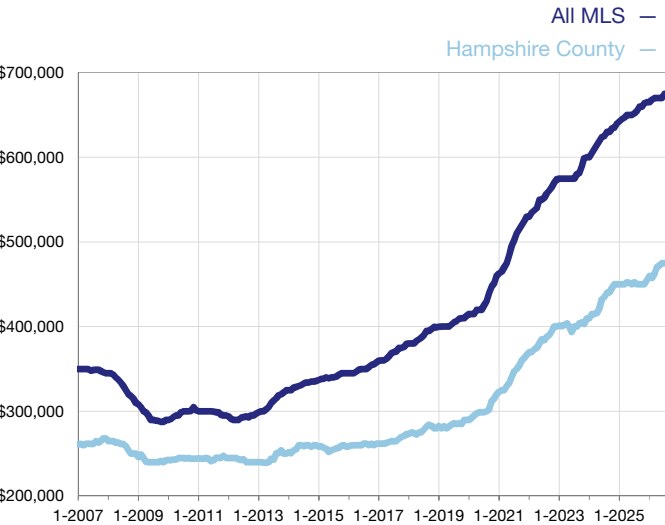
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	83	125	+ 50.6%	659	717	+ 8.8%
Closed Sales	95	99	+ 4.2%	637	641	+ 0.6%
Median Sales Price*	\$455,000	\$520,000	+ 14.3%	\$455,000	\$498,000	+ 9.5%
Inventory of Homes for Sale	188	236	+ 25.5%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	35	38	+ 8.6%	39	42	+ 7.7%
Percent of Original List Price Received*	98.9%	99.0%	+ 0.1%	101.3%	100.4%	- 0.9%
New Listings	77	125	+ 62.3%	799	927	+ 16.0%

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Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	29	+ 52.6%	172	185	+ 7.6%
Closed Sales	24	25	+ 4.2%	168	167	- 0.6%
Median Sales Price*	\$302,000	\$327,500	+ 8.4%	\$350,000	\$335,000	- 4.3%
Inventory of Homes for Sale	43	68	+ 58.1%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--
Cumulative Days on Market Until Sale	38	54	+ 42.1%	43	53	+ 23.3%
Percent of Original List Price Received*	98.6%	98.4%	- 0.2%	99.8%	100.0%	+ 0.2%
New Listings	18	28	+ 55.6%	191	251	+ 31.4%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

