

NEWS RELEASE

REALTOR® Association of Pioneer Valley

225 Park Avenue · West Springfield, MA 01089

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February 2026 Single-Family Sales Report Pioneer Valley sales down 3.6% · Median price up 5.2%

PIONEER VALLEY

Sales down 3.6%

Median Price up 5.2%

	2025	2026
Closed Sales (units)	251	242
Median Sales (price)	\$335,000	\$352,500

FRANKLIN COUNTY

Sales down 11.1%

Median Price up 9.2%

	2025	2026
Closed Sales (units)	27	24
Median Sales (price)	\$321,000	\$350,500

HAMPDEN COUNTY

Sales up 4.0%

Median Price up 5.3%

	2025	2026
Closed Sales (units)	173	180
Median Sales (price)	\$320,000	\$337,000

HAMPSHIRE COUNTY

Sales down 17.3%

Median Price down 10.2%

	2025	2026
Closed Sales (units)	52	43
Median Sales (price)	\$440,000	\$395,000

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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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February 2026 Key Points Pioneer Valley Single-Family Homes

- **Sales** – down -3.6% percent from 251 in February 2025 to 242 in February 2026.
- **Median Price** – up 5.2% percent from \$335,000 in February 2025 to \$352,500 in February 2026.
- **Inventory of Available Property** – down -21.2% percent from 586 homes for sale in February 2025 to 462 homes for sale in February 2026.
- **Days on the Market** – up 7.7% percent from 52 average number of days on the market in February 2025 to 56 average number of days on the market in February 2026.
- **Pending Sales (under agreement to sell)** – up 10.6% percent from 255 listings pending sale in February 2025 to 282 listings pending sale in February 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 – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 3.7%

+ 4.0%

- 21.0%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	255	282	+ 10.6%	527	537	+ 1.9%
Closed Sales	251	242	- 3.6%	546	496	- 9.2%
Median Sales Price*	\$335,000	\$352,500	+ 5.2%	\$335,023	\$351,000	+ 4.8%
Inventory of Homes for Sale	586	462	- 21.2%	--	--	--
Months Supply of Inventory	1.6	1.2	- 21.5%	--	--	--
Cumulative Days on Market Until Sale	52	56	+ 7.7%	50	58	+ 16.2%
Percent of Original List Price Received*	97.7%	98.5%	+ 0.8%	97.9%	97.8%	- 0.0%
New Listings	272	244	- 10.3%	574	524	- 8.7%

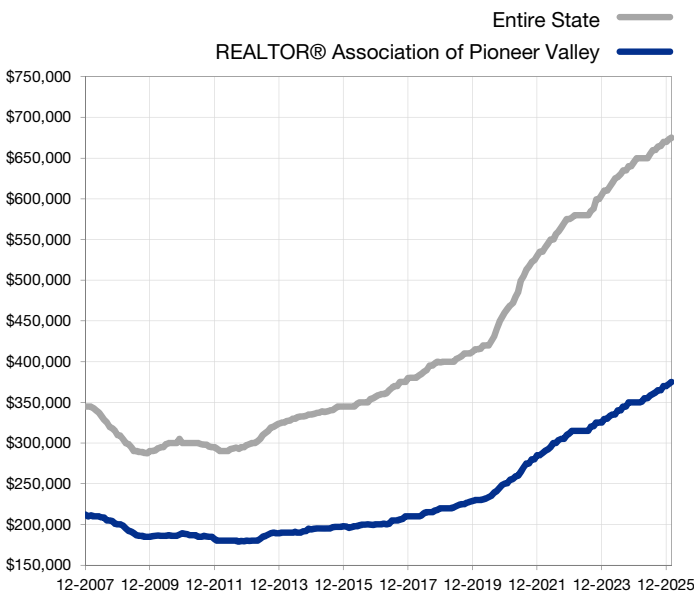
Condominium Properties

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	61	51	- 16.4%	100	104	+ 4.0%
Closed Sales	43	41	- 4.7%	103	81	- 21.4%
Median Sales Price*	\$275,000	\$272,000	- 1.1%	\$250,000	\$259,900	+ 4.0%
Inventory of Homes for Sale	133	106	- 20.3%	--	--	--
Months Supply of Inventory	2.2	1.7	- 21.6%	--	--	--
Cumulative Days on Market Until Sale	61	93	+ 53.4%	56	74	+ 33.0%
Percent of Original List Price Received*	100.8%	97.1%	- 3.7%	99.2%	97.6%	- 1.6%
New Listings	52	43	- 17.3%	113	104	- 8.0%

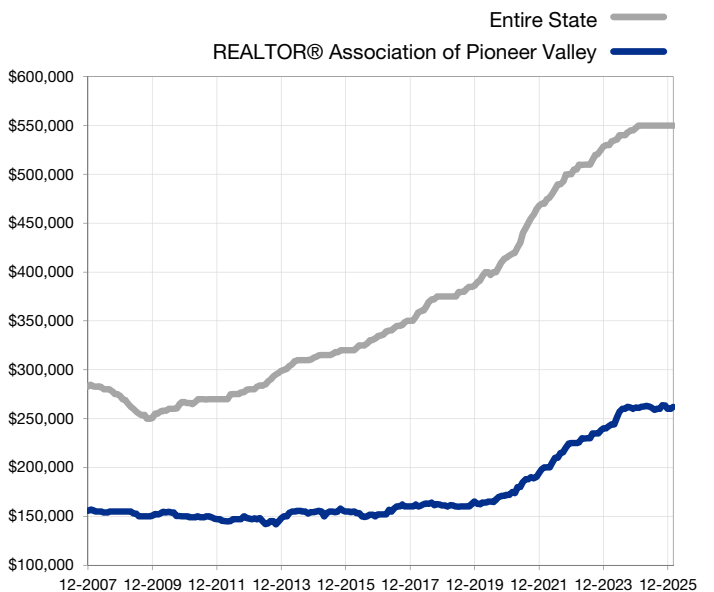
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin County

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	22	22	0.0%	62	55	- 11.3%
Closed Sales	27	24	- 11.1%	64	51	- 20.3%
Median Sales Price*	\$321,000	\$350,500	+ 9.2%	\$327,500	\$345,000	+ 5.3%
Inventory of Homes for Sale	74	60	- 18.9%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	46	57	+ 23.9%	45	57	+ 26.7%
Percent of Original List Price Received*	98.5%	98.6%	+ 0.1%	98.1%	97.3%	- 0.8%
New Listings	28	26	- 7.1%	54	54	0.0%

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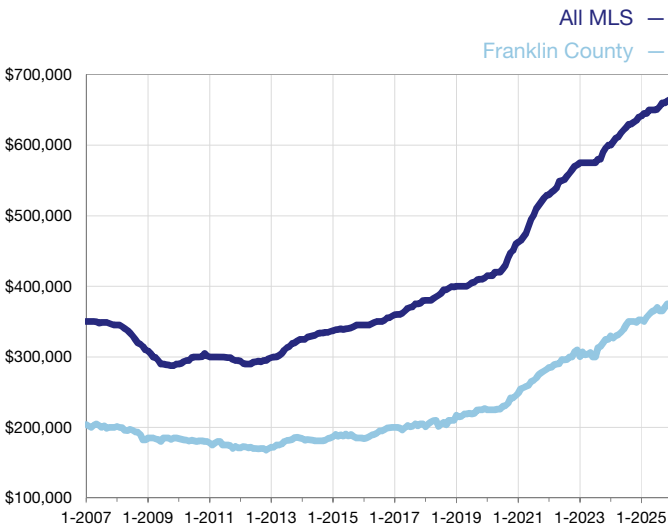
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	6	1	- 83.3%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$500,000	\$0	- 100.0%	\$353,000	\$212,450	- 39.8%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	105	0	- 100.0%	40	9	- 77.5%
Percent of Original List Price Received*	97.1%	0.0%	- 100.0%	97.1%	98.0%	+ 0.9%
New Listings	2	0	- 100.0%	5	2	- 60.0%

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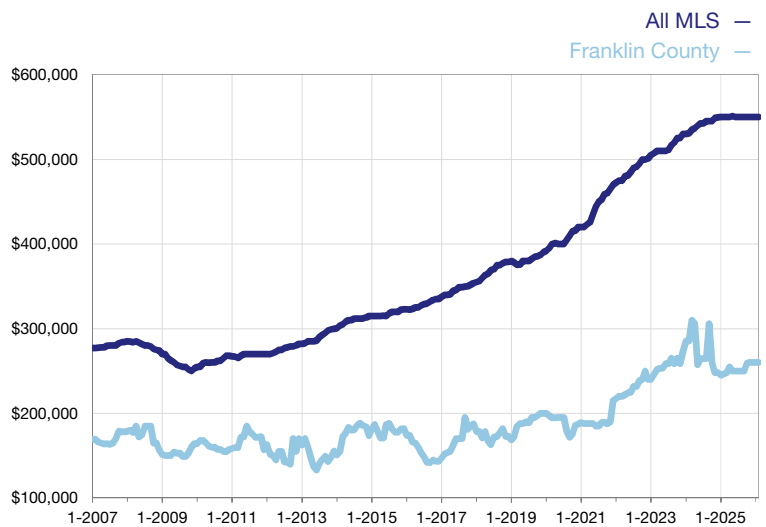
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	183	217	+ 18.6%	369	401	+ 8.7%
Closed Sales	173	180	+ 4.0%	370	353	- 4.6%
Median Sales Price*	\$320,000	\$337,000	+ 5.3%	\$320,000	\$339,000	+ 5.9%
Inventory of Homes for Sale	380	278	- 26.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	50	50	0.0%	48	53	+ 10.4%
Percent of Original List Price Received*	98.0%	98.9%	+ 0.9%	97.9%	98.4%	+ 0.5%
New Listings	189	168	- 11.1%	406	374	- 7.9%

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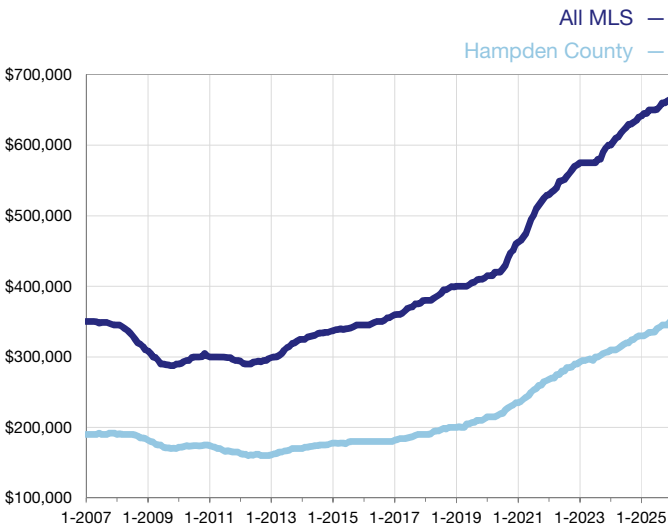
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	45	29	- 35.6%	64	69	+ 7.8%
Closed Sales	25	29	+ 16.0%	66	59	- 10.6%
Median Sales Price*	\$225,000	\$250,500	+ 11.3%	\$222,500	\$245,000	+ 10.1%
Inventory of Homes for Sale	88	55	- 37.5%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	78	77	- 1.3%	62	68	+ 9.7%
Percent of Original List Price Received*	100.2%	97.1%	- 3.1%	98.8%	97.6%	- 1.2%
New Listings	34	26	- 23.5%	71	54	- 23.9%

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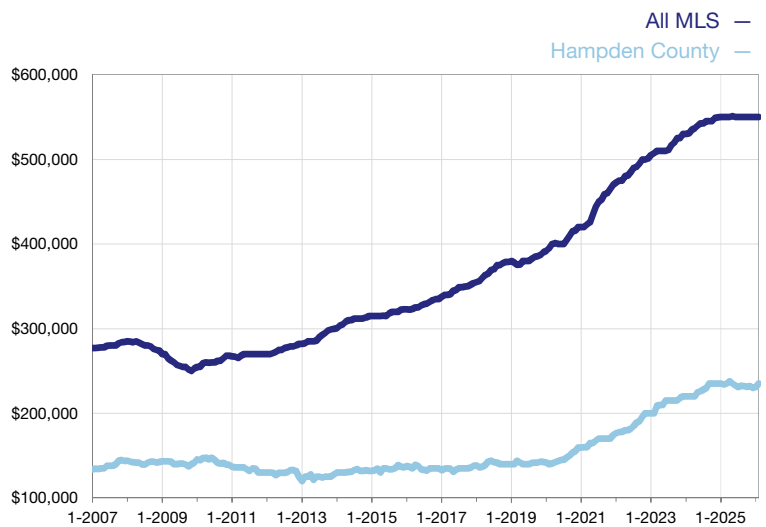
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2026

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Hampshire County

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	48	46	- 4.2%	102	90	- 11.8%
Closed Sales	52	43	- 17.3%	116	102	- 12.1%
Median Sales Price*	\$440,000	\$395,000	- 10.2%	\$412,500	\$432,500	+ 4.8%
Inventory of Homes for Sale	122	105	- 13.9%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	57	73	+ 28.1%	59	71	+ 20.3%
Percent of Original List Price Received*	97.4%	97.3%	- 0.1%	98.5%	97.0%	- 1.5%
New Listings	47	57	+ 21.3%	101	95	- 5.9%

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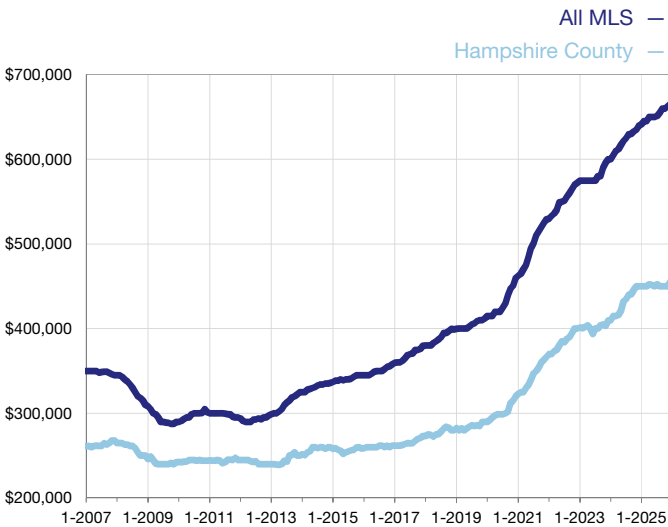
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	21	+ 61.5%	30	34	+ 13.3%
Closed Sales	17	12	- 29.4%	33	20	- 39.4%
Median Sales Price*	\$313,500	\$382,500	+ 22.0%	\$313,500	\$320,000	+ 2.1%
Inventory of Homes for Sale	36	46	+ 27.8%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	32	131	+ 309.4%	45	100	+ 122.2%
Percent of Original List Price Received*	101.9%	97.1%	- 4.7%	100.3%	97.3%	- 3.0%
New Listings	14	16	+ 14.3%	35	43	+ 22.9%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

