NEWS RELEASE

REALTOR® Association of Pioneer Valley
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July 2026 Single-Family Sales Report

Pioneer Valley sales up 10.9% · Median price up 1.8%

PIONEER VALLEY

Sales up 3.1% — Median Price down 3.6%

	2025	2026
Closed Sales (units)	488	503
Median Sales (price)	$399,500	$385,000

FRANKLIN COUNTY

Sales up 9.3% — Median Price up 5%

	2025	2026
Closed Sales (units)	54	59
Median Sales (price)	$396,500	$416,300

HAMPDEN COUNTY

Sales up 0.3% — Median Price down 2.2%

	2025	2026
Closed Sales (units)	323	324
Median Sales (price)	$365,000	$357,000

HAMPSHIRE COUNTY

Sales up 10.5% — Median Price down 5.7%

	2025	2026
Closed Sales (units)	114	126
Median Sales (price)	$487,000	$459,000

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July 2026 Key Points
Pioneer Valley Single-Family Homes

- **Sales –** up 3.1% percent from 488 in July 2025 to 503 in July 2026.
- **Median Price –** down -3.6% percent from $399,500 in July 2025 to $385,000 in July 2026.
- **Inventory of Available Property –** down -6.7% percent from 930 homes for sale in July 2025 to 868 homes for sale in July 2026.
- **Days on the Market –** up 5.6% percent from 29 average number of days on the market in July 2025 to 31 average number of days on the market in July 2026.
- **Pending Sales (under agreement to sell) –** up 25.3% percent from 466 listings pending sale in July 2025 to 584 listings pending sale in July 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®.

Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

REALTOR® ASSOCIATION OF PIONEER VALLEY

REALTOR® Association of Pioneer Valley

+ 4.1%	- 0.4%	- 2.7%
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

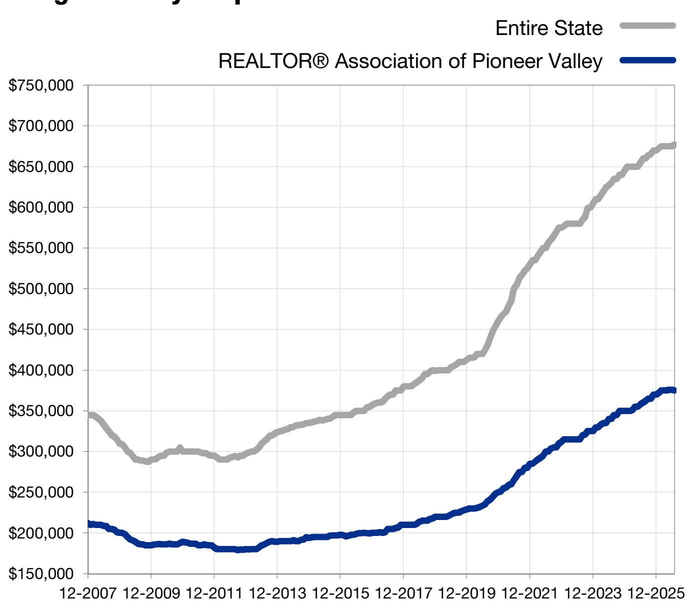
Single-Family Properties	July			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	466	**584**	+ 25.3%	2,639	**2,824**	+ 7.0%
Closed Sales	488	**503**	+ 3.1%	2,449	**2,473**	+ 1.0%
Median Sales Price*	$399,500	**$385,000**	- 3.6%	$365,000	**$375,000**	+ 2.7%
Inventory of Homes for Sale	930	**868**	- 6.7%	--	--	--
Months Supply of Inventory	2.5	**2.3**	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	29	**31**	+ 5.6%	40	**43**	+ 6.1%
Percent of Original List Price Received*	102.2%	**101.5%**	- 0.6%	100.6%	**100.4%**	- 0.2%
New Listings	534	**604**	+ 13.1%	3,312	**3,533**	+ 6.7%

Condominium Properties	July			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	57	**80**	+ 40.4%	451	**456**	+ 1.1%
Closed Sales	71	**79**	+ 11.3%	441	**416**	- 5.7%
Median Sales Price*	$250,000	**$295,000**	+ 18.0%	$259,000	**$276,100**	+ 6.6%
Inventory of Homes for Sale	144	**177**	+ 22.9%	--	--	--
Months Supply of Inventory	2.2	**2.8**	+ 27.0%	--	--	--
Cumulative Days on Market Until Sale	49	**39**	- 20.2%	45	**58**	+ 28.7%
Percent of Original List Price Received*	100.6%	**101.6%**	+ 1.0%	99.8%	**99.5%**	- 0.2%
New Listings	88	**98**	+ 11.4%	496	**592**	+ 19.4%

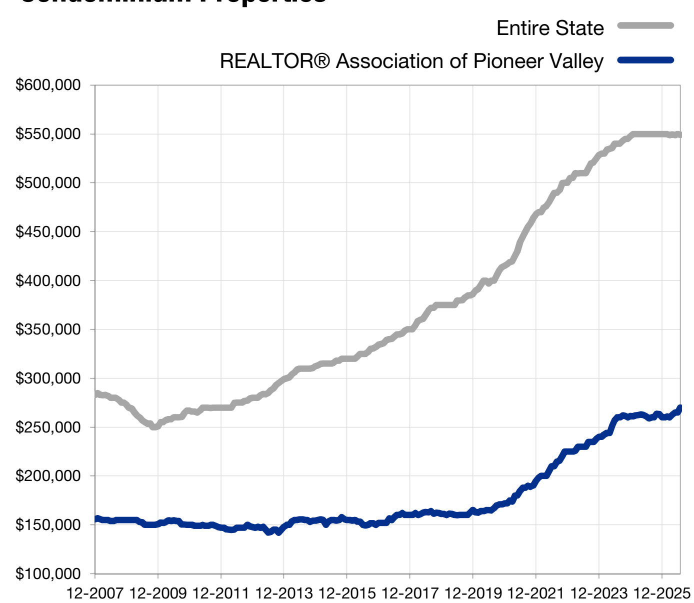
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Franklin County

Single-Family Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	62	**68**	+ 9.7%	304	**293**	- 3.6%
Closed Sales	54	**59**	+ 9.3%	277	**248**	- 10.5%
Median Sales Price*	$396,500	**$416,300**	+ 5.0%	$376,100	**$385,000**	+ 2.4%
Inventory of Homes for Sale	123	**105**	- 14.6%	--	--	--
Months Supply of Inventory	3.0	**2.5**	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	**36**	+ 24.1%	53	**55**	+ 3.8%
Percent of Original List Price Received*	100.0%	**99.8%**	- 0.2%	98.7%	**98.5%**	- 0.2%
New Listings	59	**60**	+ 1.7%	371	**361**	- 2.7%

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

Condominium Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**6**	+ 200.0%	31	**18**	- 41.9%
Closed Sales	6	**3**	- 50.0%	29	**15**	- 48.3%
Median Sales Price*	$264,500	**$299,900**	+ 13.4%	$259,000	**$299,900**	+ 15.8%
Inventory of Homes for Sale	6	**6**	0.0%	--	--	--
Months Supply of Inventory	1.6	**1.8**	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	32	**29**	- 9.4%	38	**38**	0.0%
Percent of Original List Price Received*	104.3%	**101.7%**	- 2.5%	100.3%	**99.3%**	- 1.0%
New Listings	3	**2**	- 33.3%	31	**22**	- 29.0%

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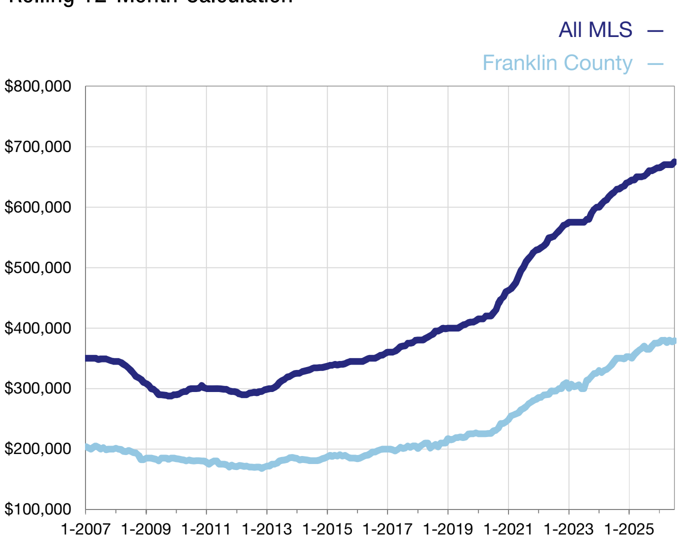
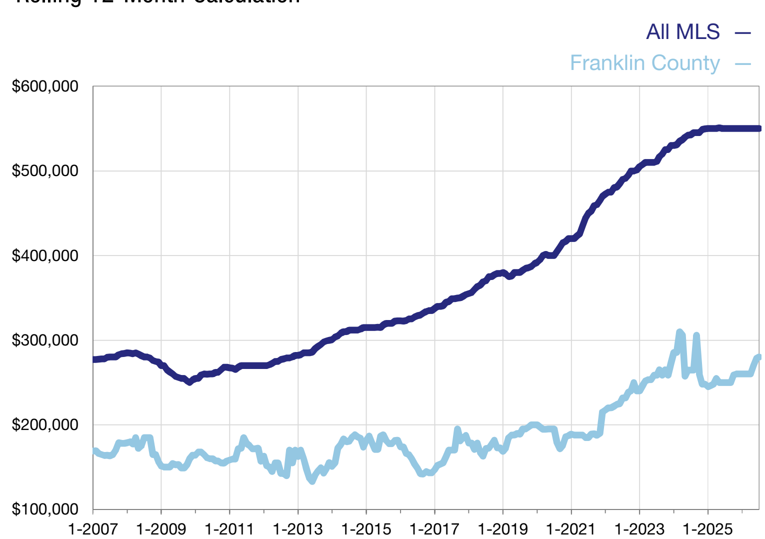
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hampden County

Single-Family Properties	**July**			**Year to Date**		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	307	**403**	+ 31.3%	1,785	**1,939**	+ 8.6%
Closed Sales	323	**324**	+ 0.3%	1,662	**1,704**	+ 2.5%
Median Sales Price*	$365,000	**$357,000**	- 2.2%	$342,500	**$355,000**	+ 3.6%
Inventory of Homes for Sale	550	**506**	- 8.0%	--	--	--
Months Supply of Inventory	2.1	**1.9**	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	31	**32**	+ 3.2%	38	**40**	+ 5.3%
Percent of Original List Price Received*	101.3%	**101.6%**	+ 0.3%	100.6%	**100.7%**	+ 0.1%
New Listings	345	**402**	+ 16.5%	2,145	**2,298**	+ 7.1%

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Condominium Properties	**July**			**Year to Date**		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	34	**46**	+ 35.3%	269	**278**	+ 3.3%
Closed Sales	45	**45**	0.0%	269	**259**	- 3.7%
Median Sales Price*	$227,000	**$276,000**	+ 21.6%	$227,000	**$253,935**	+ 11.9%
Inventory of Homes for Sale	93	**90**	- 3.2%	--	--	--
Months Supply of Inventory	2.4	**2.3**	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	56	**41**	- 26.8%	47	**63**	+ 34.0%
Percent of Original List Price Received*	100.9%	**101.9%**	+ 1.0%	99.6%	**99.2%**	- 0.4%
New Listings	68	**63**	- 7.4%	293	**322**	+ 9.9%

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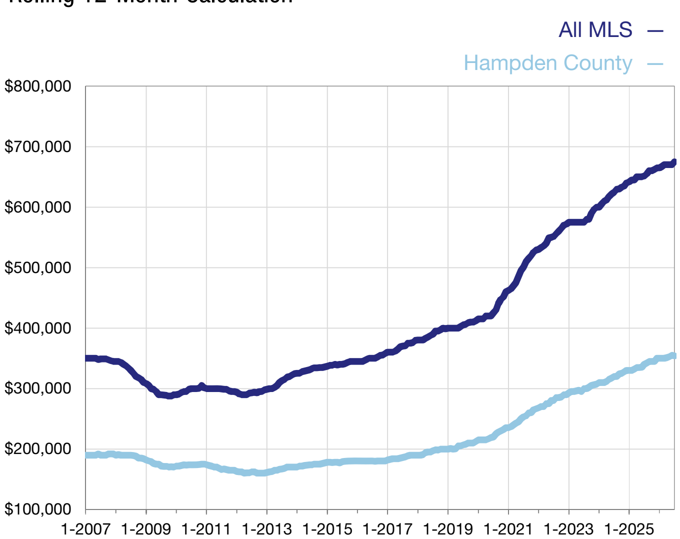
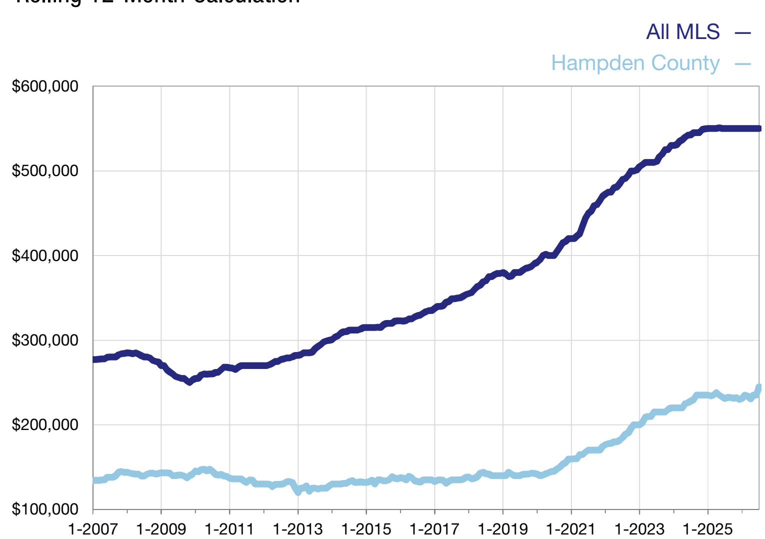
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	97	**120**	+ 23.7%	576	**616**	+ 6.9%
Closed Sales	114	**126**	+ 10.5%	542	**540**	- 0.4%
Median Sales Price*	$487,000	**$459,000**	- 5.7%	$455,000	**$487,000**	+ 7.0%
Inventory of Homes for Sale	210	**232**	+ 10.5%	--	--	--
Months Supply of Inventory	2.7	**2.8**	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	23	**26**	+ 13.0%	39	**43**	+ 10.3%
Percent of Original List Price Received*	105.2%	**102.0%**	- 3.0%	101.7%	**100.6%**	- 1.1%
New Listings	113	**133**	+ 17.7%	722	**807**	+ 11.8%

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Condominium Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	22	**28**	+ 27.3%	153	**160**	+ 4.6%
Closed Sales	21	**31**	+ 47.6%	144	**142**	- 1.4%
Median Sales Price*	$390,000	**$406,000**	+ 4.1%	$359,250	**$347,500**	- 3.3%
Inventory of Homes for Sale	44	**70**	+ 59.1%	--	--	--
Months Supply of Inventory	2.0	**3.4**	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	36	**37**	+ 2.8%	43	**52**	+ 20.9%
Percent of Original List Price Received*	98.7%	**101.0%**	+ 2.3%	100.0%	**100.2%**	+ 0.2%
New Listings	17	**29**	+ 70.6%	173	**222**	+ 28.3%

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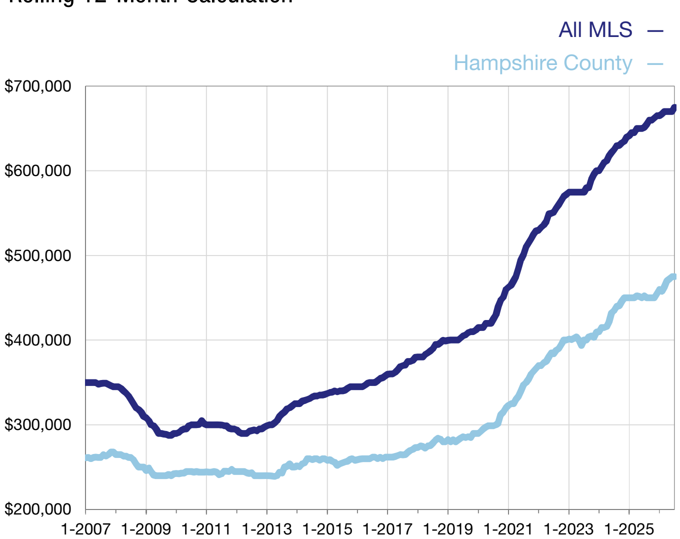
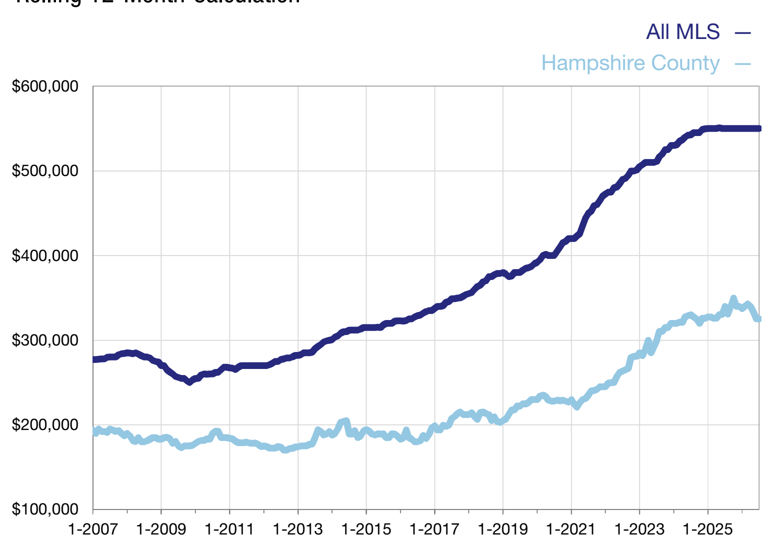
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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