

# NEWS RELEASE

## REALTOR® Association of Pioneer Valley

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## June 2025 Single-Family Sales Report

### Pioneer Valley sales up 7.3% · Median price up 5.9%

#### PIONEER VALLEY

Sales up 7.3%

Median Price up 5.9%

	2024	2025
Closed Sales (units)	422	453
Median Sales (price)	\$368,200	\$390,000

#### FRANKLIN COUNTY

Sales up 30.8%

Median Price up 8.1%

	2024	2025
Closed Sales (units)	39	51
Median Sales (price)	\$360,000	\$389,000

#### HAMPDEN COUNTY

Sales up 3.5%

Median Price up 5.6%

	2024	2025
Closed Sales (units)	289	299
Median Sales (price)	\$340,000	\$359,000

#### HAMPSHIRE COUNTY

Sales up 14.4%

Median Price down 5.4%

	2024	2025
Closed Sales (units)	97	111
Median Sales (price)	\$497,000	\$470,000

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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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## June 2025 Key Points Pioneer Valley Single-Family Homes

- **Sales** – up 7.3 percent from 422 in June 2024 to 453 in June 2025.
- **Median Price** – up 5.9 percent from \$368,200 in June 2024 to \$390,000 in June 2025.
- **Inventory of Available Property** – down 5.3 percent from 749 homes for sale in June 2024 to 709 homes for sale in June 2025.
- **Days on the Market** – up 14.0 percent from 30 average number of days on the market in June 2024 to 34 average number of days on the market in June 2025.
- **Pending Sales (under agreement to sell)** – up 28.4 percent from 454 listings pending sale in June 2024 to 583 listings pending sale in June 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 – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**+ 9.1%**

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

**+ 5.3%**

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

**- 9.2%**

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

### Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	454	<b>583</b>	+ 28.4%	2,111	<b>2,299</b>	+ 8.9%
Closed Sales	422	<b>453</b>	+ 7.3%	1,942	<b>1,944</b>	+ 0.1%
Median Sales Price*	\$368,200	<b>\$390,000</b>	+ 5.9%	\$340,000	<b>\$359,000</b>	+ 5.6%
Inventory of Homes for Sale	749	<b>709</b>	- 5.3%	--	--	--
Months Supply of Inventory	2.0	<b>1.9</b>	- 6.2%	--	--	--
Cumulative Days on Market Until Sale	30	<b>34</b>	+ 14.0%	38	<b>43</b>	+ 12.1%
Percent of Original List Price Received*	103.5%	<b>102.8%</b>	- 0.7%	101.2%	<b>100.2%</b>	- 1.0%
New Listings	534	<b>608</b>	+ 13.9%	2,595	<b>2,774</b>	+ 6.9%

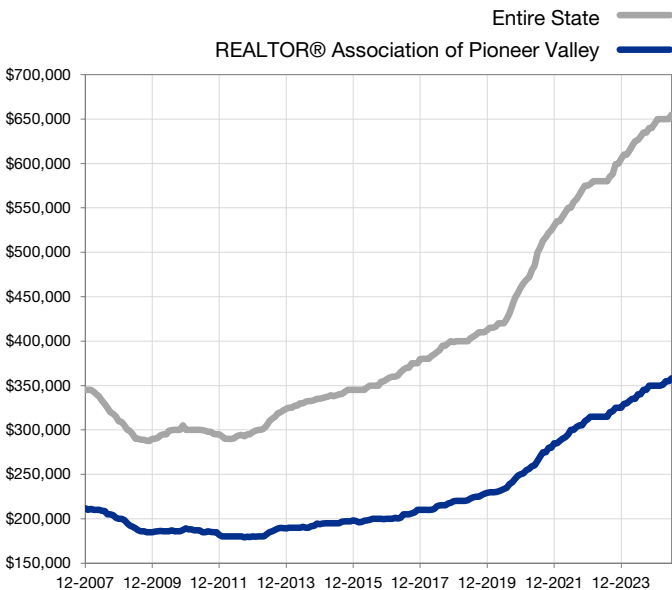
### Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	70	<b>83</b>	+ 18.6%	337	<b>406</b>	+ 20.5%
Closed Sales	63	<b>76</b>	+ 20.6%	299	<b>368</b>	+ 23.1%
Median Sales Price*	\$315,000	<b>\$270,000</b>	- 14.3%	\$262,000	<b>\$260,000</b>	- 0.8%
Inventory of Homes for Sale	139	<b>97</b>	- 30.2%	--	--	--
Months Supply of Inventory	2.6	<b>1.5</b>	- 41.8%	--	--	--
Cumulative Days on Market Until Sale	28	<b>34</b>	+ 21.8%	38	<b>45</b>	+ 19.6%
Percent of Original List Price Received*	102.0%	<b>100.1%</b>	- 1.9%	100.9%	<b>99.6%</b>	- 1.3%
New Listings	87	<b>75</b>	- 13.8%	435	<b>410</b>	- 5.7%

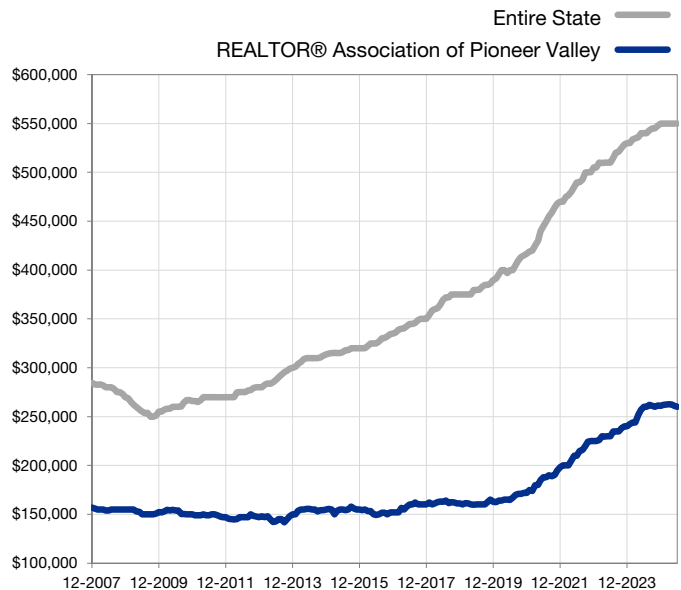
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	53	<b>71</b>	+ 34.0%	225	<b>263</b>	+ 16.9%
Closed Sales	39	<b>51</b>	+ 30.8%	201	<b>222</b>	+ 10.4%
Median Sales Price*	\$360,000	<b>\$389,000</b>	+ 8.1%	\$335,000	<b>\$367,500</b>	+ 9.7%
Inventory of Homes for Sale	101	<b>110</b>	+ 8.9%	--	--	--
Months Supply of Inventory	2.6	<b>2.5</b>	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	25	<b>47</b>	+ 88.0%	46	<b>59</b>	+ 28.3%
Percent of Original List Price Received*	103.3%	<b>100.3%</b>	- 2.9%	98.2%	<b>98.4%</b>	+ 0.2%
New Listings	61	<b>84</b>	+ 37.7%	270	<b>317</b>	+ 17.4%

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

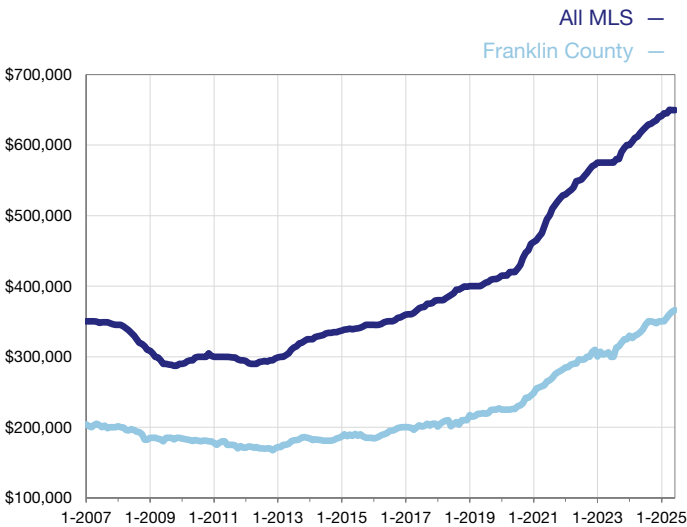
### Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	<b>10</b>	+ 150.0%	22	<b>30</b>	+ 36.4%
Closed Sales	3	<b>5</b>	+ 66.7%	17	<b>23</b>	+ 35.3%
Median Sales Price*	\$264,500	<b>\$252,000</b>	- 4.7%	\$264,500	<b>\$252,000</b>	- 4.7%
Inventory of Homes for Sale	7	<b>4</b>	- 42.9%	--	--	--
Months Supply of Inventory	2.2	<b>1.0</b>	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	28	<b>51</b>	+ 82.1%	24	<b>40</b>	+ 66.7%
Percent of Original List Price Received*	100.2%	<b>96.4%</b>	- 3.8%	102.0%	<b>99.2%</b>	- 2.7%
New Listings	5	<b>4</b>	- 20.0%	25	<b>28</b>	+ 12.0%

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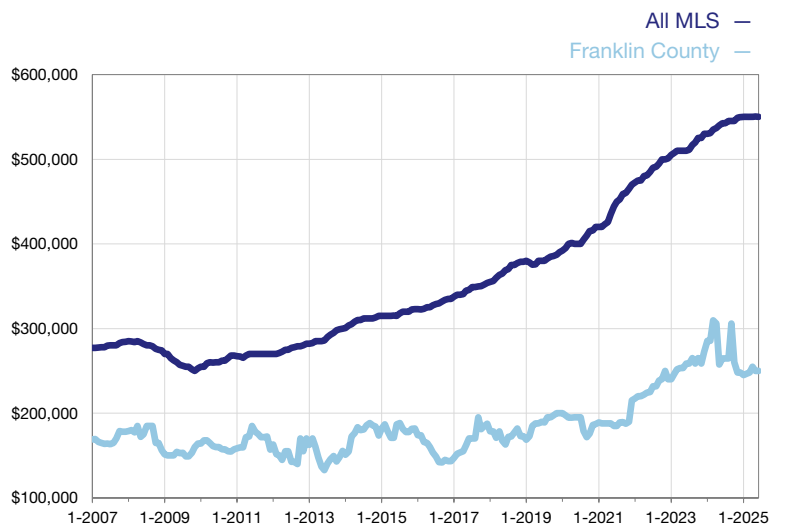
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2025

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## Hampden County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	305	<b>385</b>	+ 26.2%	1,479	<b>1,561</b>	+ 5.5%
Closed Sales	289	<b>299</b>	+ 3.5%	1,380	<b>1,325</b>	- 4.0%
Median Sales Price*	\$340,000	<b>\$359,000</b>	+ 5.6%	\$320,000	<b>\$335,000</b>	+ 4.7%
Inventory of Homes for Sale	447	<b>409</b>	- 8.5%	--	--	--
Months Supply of Inventory	1.8	<b>1.5</b>	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	30	<b>33</b>	+ 10.0%	35	<b>40</b>	+ 14.3%
Percent of Original List Price Received*	103.1%	<b>103.1%</b>	0.0%	101.5%	<b>100.4%</b>	- 1.1%
New Listings	341	<b>391</b>	+ 14.7%	1,754	<b>1,811</b>	+ 3.2%

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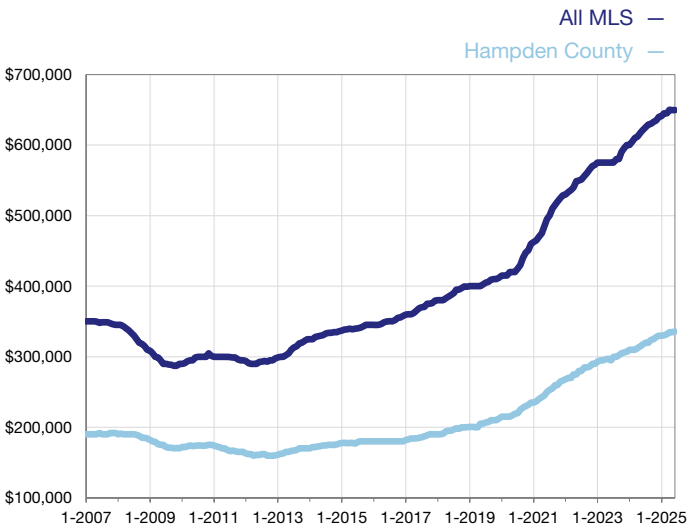
### Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	41	<b>45</b>	+ 9.8%	212	<b>242</b>	+ 14.2%
Closed Sales	36	<b>45</b>	+ 25.0%	181	<b>224</b>	+ 23.8%
Median Sales Price*	\$270,500	<b>\$235,000</b>	- 13.1%	\$230,000	<b>\$228,250</b>	- 0.8%
Inventory of Homes for Sale	93	<b>49</b>	- 47.3%	--	--	--
Months Supply of Inventory	2.8	<b>1.2</b>	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	28	<b>33</b>	+ 17.9%	31	<b>45</b>	+ 45.2%
Percent of Original List Price Received*	101.7%	<b>99.5%</b>	- 2.2%	100.8%	<b>99.3%</b>	- 1.5%
New Listings	51	<b>41</b>	- 19.6%	275	<b>225</b>	- 18.2%

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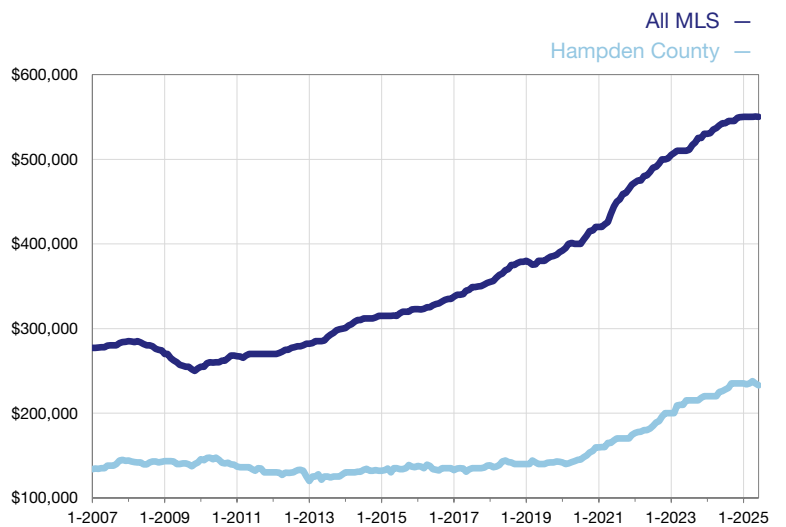
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2025

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## Hampshire County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	100	<b>136</b>	+ 36.0%	427	<b>504</b>	+ 18.0%
Closed Sales	97	<b>111</b>	+ 14.4%	383	<b>425</b>	+ 11.0%
Median Sales Price*	\$497,000	<b>\$470,000</b>	- 5.4%	\$448,500	<b>\$447,450</b>	- 0.2%
Inventory of Homes for Sale	176	<b>169</b>	- 4.0%	--	--	--
Months Supply of Inventory	2.4	<b>2.1</b>	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	28	<b>28</b>	0.0%	41	<b>43</b>	+ 4.9%
Percent of Original List Price Received*	104.8%	<b>102.9%</b>	- 1.8%	101.7%	<b>100.9%</b>	- 0.8%
New Listings	123	<b>132</b>	+ 7.3%	542	<b>609</b>	+ 12.4%

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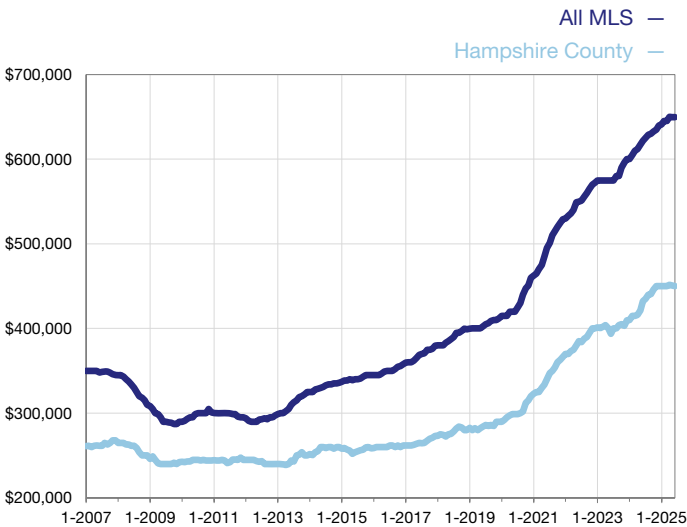
### Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	<b>30</b>	+ 15.4%	105	<b>136</b>	+ 29.5%
Closed Sales	24	<b>26</b>	+ 8.3%	101	<b>121</b>	+ 19.8%
Median Sales Price*	\$353,000	<b>\$357,500</b>	+ 1.3%	\$335,000	<b>\$350,000</b>	+ 4.5%
Inventory of Homes for Sale	38	<b>43</b>	+ 13.2%	--	--	--
Months Supply of Inventory	2.0	<b>1.9</b>	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	26	<b>32</b>	+ 23.1%	51	<b>45</b>	- 11.8%
Percent of Original List Price Received*	102.5%	<b>101.7%</b>	- 0.8%	100.8%	<b>100.3%</b>	- 0.5%
New Listings	31	<b>33</b>	+ 6.5%	130	<b>158</b>	+ 21.5%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

