NEWS RELEASE

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June 2026 Single-Family Sales Report

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

PIONEER VALLEY

Sales up 10.9% | Median Price up 1.8%

	2025	2026
Closed Sales (units)	466	517
Median Sales (price)	$389,950	$397,000

FRANKLIN COUNTY

Sales down 11.8% | Median Price down 7.7%

	2025	2026
Closed Sales (units)	51	45
Median Sales (price)	$389,000	$359,000

HAMPDEN COUNTY

Sales up 16.1% | Median Price up 2.8%

	2025	2026
Closed Sales (units)	311	361
Median Sales (price)	$355,000	$365,000

HAMPSHIRE COUNTY

Sales up 3.6% | Median Price up 12.2%

	2025	2026
Closed Sales (units)	112	116
Median Sales (price)	$472,500	$530,000

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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 2026 Key Points
Pioneer Valley Single-Family Homes

- **Sales –** up 10.9% percent from 466 in June 2025 to 517 in June 2026.
- **Median Price –** up 1.8% percent from $389,950 in June 2025 to $397,000 in June 2026.
- **Inventory of Available Property –** down -12.9% percent from 924 homes for sale in June 2025 to 805 homes for sale in June 2026.
- **Days on the Market –** down -6.3% percent from 34 average number of days on the market in June 2025 to 32 average number of days on the market in June 2026.
- **Pending Sales (under agreement to sell) –** up 27.1% percent from 472 listings pending sale in June 2025 to 600 listings pending sale in June 2026.

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Local Market Update – June 2026

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

REALTOR® Association of Pioneer Valley

+ 6.4%	- 0.4%	- 7.5%
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

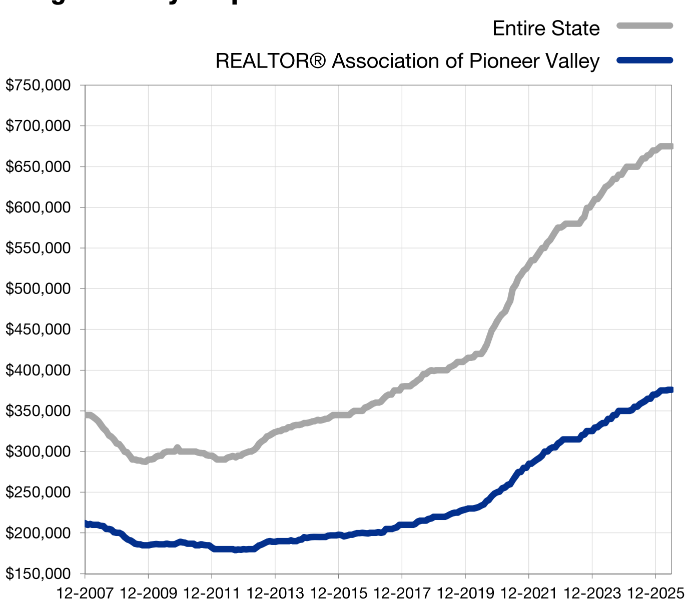
Single-Family Properties	June			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	472	**600**	+ 27.1%	2,173	**2,353**	+ 8.3%
Closed Sales	466	**517**	+ 10.9%	1,961	**1,959**	- 0.1%
Median Sales Price*	$389,950	**$397,000**	+ 1.8%	$359,000	**$374,500**	+ 4.3%
Inventory of Homes for Sale	924	**805**	- 12.9%	--	--	--
Months Supply of Inventory	2.5	**2.1**	- 14.0%	--	--	--
Cumulative Days on Market Until Sale	34	**32**	- 6.3%	43	**46**	+ 6.6%
Percent of Original List Price Received*	102.8%	**102.2%**	- 0.6%	100.2%	**100.2%**	- 0.1%
New Listings	612	**700**	+ 14.4%	2,778	**2,928**	+ 5.4%

Condominium Properties	June			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	73	**85**	+ 16.4%	394	**389**	- 1.3%
Closed Sales	78	**62**	- 20.5%	370	**336**	- 9.2%
Median Sales Price*	$271,000	**$272,900**	+ 0.7%	$260,050	**$268,400**	+ 3.2%
Inventory of Homes for Sale	120	**161**	+ 34.2%	--	--	--
Months Supply of Inventory	1.8	**2.6**	+ 42.1%	--	--	--
Cumulative Days on Market Until Sale	33	**48**	+ 44.2%	45	**63**	+ 40.5%
Percent of Original List Price Received*	100.0%	**100.0%**	+ 0.0%	99.6%	**99.1%**	- 0.5%
New Listings	73	**109**	+ 49.3%	408	**495**	+ 21.3%

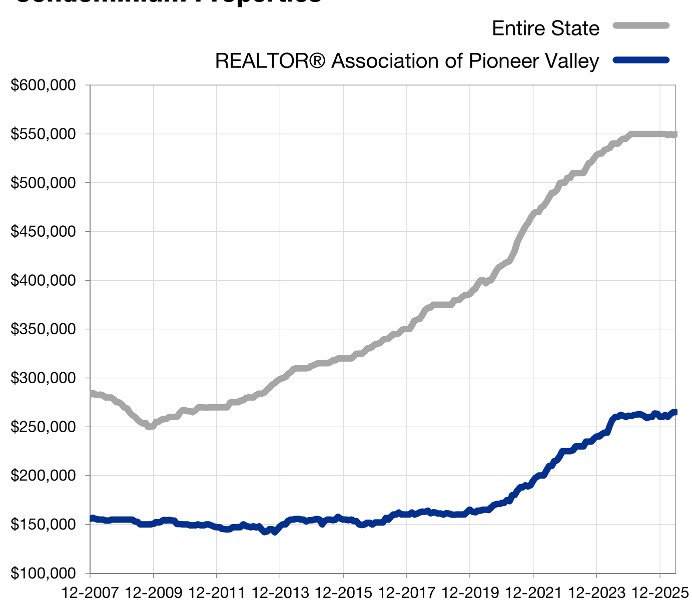
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

Franklin County

Single-Family Properties

Key Metrics	June 2025	June 2026	June + / –	Year to Date 2025	Year to Date 2026	Year to Date + / –
Pending Sales	49	**62**	+ 26.5%	242	**229**	- 5.4%
Closed Sales	51	**45**	- 11.8%	223	**188**	- 15.7%
Median Sales Price*	$389,000	**$359,000**	- 7.7%	$367,500	**$374,250**	+ 1.8%
Inventory of Homes for Sale	132	**115**	- 12.9%	--	--	--
Months Supply of Inventory	3.2	**2.8**	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	47	**46**	- 2.1%	59	**61**	+ 3.4%
Percent of Original List Price Received*	100.3%	**98.9%**	- 1.4%	98.4%	**98.1%**	- 0.3%
New Listings	81	**93**	+ 14.8%	312	**300**	- 3.8%

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

Condominium Properties

Key Metrics	June 2025	June 2026	June + / –	Year to Date 2025	Year to Date 2026	Year to Date + / –
Pending Sales	9	**2**	- 77.8%	29	**12**	- 58.6%
Closed Sales	5	**2**	- 60.0%	23	**12**	- 47.8%
Median Sales Price*	$252,000	**$336,250**	+ 33.4%	$252,000	**$295,500**	+ 17.3%
Inventory of Homes for Sale	5	**10**	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	**3.3**	+ 153.8%	--	--	--
Cumulative Days on Market Until Sale	51	**19**	- 62.7%	40	**41**	+ 2.5%
Percent of Original List Price Received*	96.4%	**100.4%**	+ 4.1%	99.2%	**98.7%**	- 0.5%
New Listings	4	**4**	0.0%	28	**20**	- 28.6%

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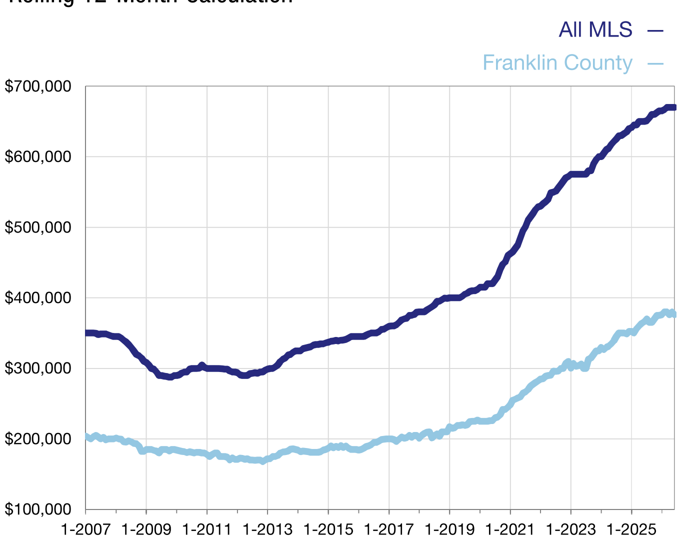
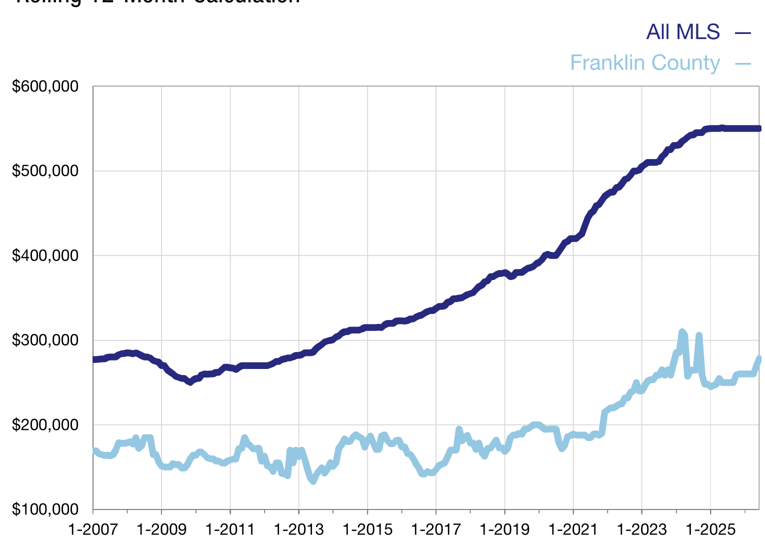
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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Local Market Update – June 2026

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

Hampden County

Single-Family Properties

Key Metrics	June 2025	June 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	314	**407**	+ 29.6%	1,478	**1,623**	+ 9.8%
Closed Sales	311	**361**	+ 16.1%	1,339	**1,370**	+ 2.3%
Median Sales Price*	$355,000	**$365,000**	+ 2.8%	$335,000	**$350,302**	+ 4.6%
Inventory of Homes for Sale	543	**469**	- 13.6%	--	--	--
Months Supply of Inventory	2.1	**1.8**	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	33	**30**	- 9.1%	40	**42**	+ 5.0%
Percent of Original List Price Received*	103.1%	**102.6%**	- 0.5%	100.4%	**100.5%**	+ 0.1%
New Listings	382	**432**	+ 13.1%	1,800	**1,906**	+ 5.9%

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Condominium Properties

Key Metrics	June 2025	June 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	40	**55**	+ 37.5%	235	**242**	+ 3.0%
Closed Sales	45	**38**	- 15.6%	224	**213**	- 4.9%
Median Sales Price*	$235,000	**$249,468**	+ 6.2%	$228,250	**$245,000**	+ 7.3%
Inventory of Homes for Sale	65	**71**	+ 9.2%	--	--	--
Months Supply of Inventory	1.6	**1.8**	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	33	**50**	+ 51.5%	45	**67**	+ 48.9%
Percent of Original List Price Received*	99.5%	**100.1%**	+ 0.6%	99.3%	**98.6%**	- 0.7%
New Listings	41	**55**	+ 34.1%	225	**260**	+ 15.6%

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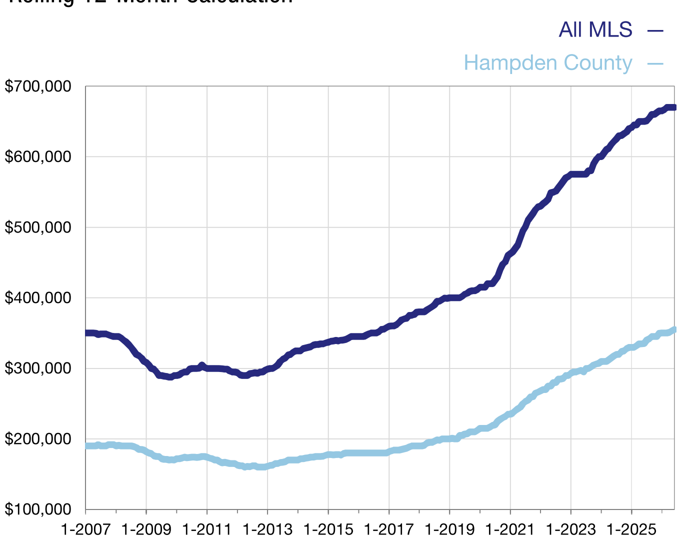
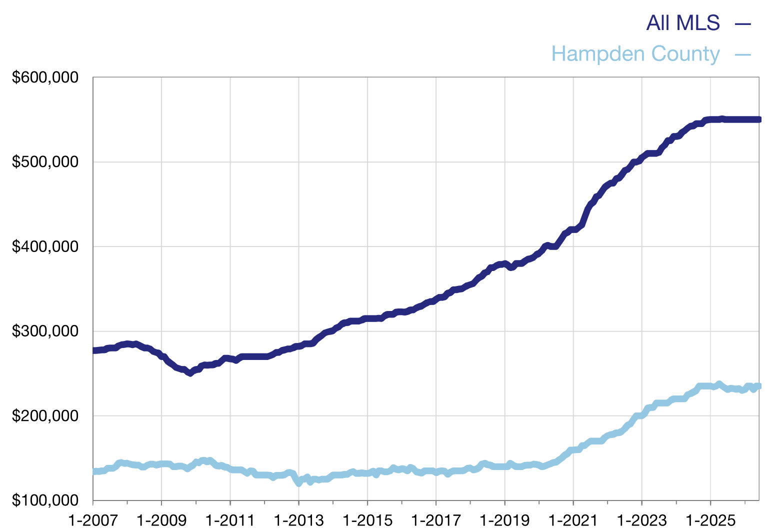
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	June 2025	June 2026	June + / –	YTD 2025	YTD 2026	YTD + / –
Pending Sales	114	**136**	+ 19.3%	479	**519**	+ 8.4%
Closed Sales	112	**116**	+ 3.6%	428	**414**	- 3.3%
Median Sales Price*	$472,500	**$530,000**	+ 12.2%	$450,000	**$498,000**	+ 10.7%
Inventory of Homes for Sale	208	**205**	- 1.4%	--	--	--
Months Supply of Inventory	2.7	**2.4**	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	28	**29**	+ 3.6%	44	**48**	+ 9.1%
Percent of Original List Price Received*	102.8%	**102.3%**	- 0.5%	100.8%	**100.2%**	- 0.6%
New Listings	133	**183**	+ 37.6%	609	**675**	+ 10.8%

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Condominium Properties

Key Metrics	June 2025	June 2026	June + / –	YTD 2025	YTD 2026	YTD + / –
Pending Sales	25	**28**	+ 12.0%	131	**135**	+ 3.1%
Closed Sales	28	**22**	- 21.4%	123	**111**	- 9.8%
Median Sales Price*	$357,500	**$306,350**	- 14.3%	$350,000	**$330,000**	- 5.7%
Inventory of Homes for Sale	50	**71**	+ 42.0%	--	--	--
Months Supply of Inventory	2.2	**3.5**	+ 59.1%	--	--	--
Cumulative Days on Market Until Sale	30	**44**	+ 46.7%	45	**57**	+ 26.7%
Percent of Original List Price Received*	101.4%	**99.9%**	- 1.5%	100.3%	**100.0%**	- 0.3%
New Listings	31	**49**	+ 58.1%	156	**195**	+ 25.0%

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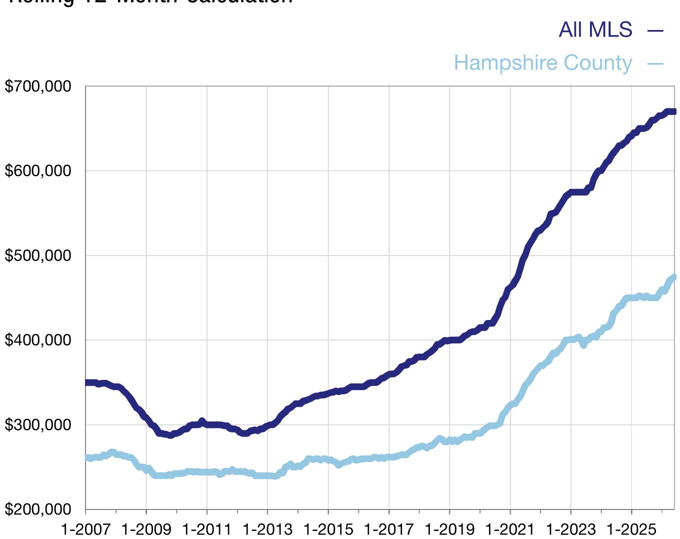
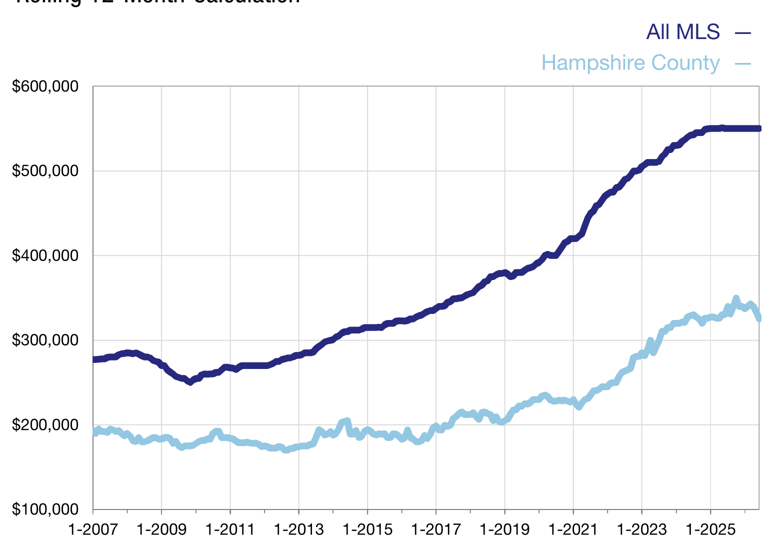
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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