

NEWS RELEASE

REALTOR® Association of Pioneer Valley

225 Park Avenue · West Springfield, MA 01089

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May 2026 Single-Family Sales Report

Pioneer Valley sales up 4.9% · Median price up 6.8%

PIONEER VALLEY

Sales up 4.9%

Median Price up 6.8%

	2025	2026
Closed Sales (units)	367	385
Median Sales (price)	\$370,000	\$395,000

FRANKLIN COUNTY

Sales down 28%

Median Price up 14.6%

	2025	2026
Closed Sales (units)	50	36
Median Sales (price)	\$367,500	\$421,290

HAMPDEN COUNTY

Sales up 6.6%

Median Price up 2.9%

	2025	2026
Closed Sales (units)	242	258
Median Sales (price)	\$350,000	\$360,000

HAMPSHIRE COUNTY

Sales up 12.3%

Median Price up 6.3%

	2025	2026
Closed Sales (units)	81	91
Median Sales (price)	\$494,000	\$525,000

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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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May 2026 Key Points Pioneer Valley Single-Family Homes

- **Sales** – up 4.9% percent from 367 in May 2025 to 385 in May 2026.
- **Median Price** – up 6.8% percent from \$370,000 in May 2025 to \$395,000 in May 2026.
- **Inventory of Available Property** – down -20% percent from 853 homes for sale in May 2025 to 682 homes for sale in May 2026.
- **Days on the Market** – up 14.6% percent from 36 average number of days on the market in May 2025 to 41 average number of days on the market in May 2026.
- **Pending Sales (under agreement to sell)** – up 34.4% percent from 459 listings pending sale in May 2025 to 617 listings pending sale in May 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 – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 5.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.1%

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

- 16.5%

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

Single-Family Properties

	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	459	617	+ 34.4%	1,701	1,836	+ 7.9%
Closed Sales	367	385	+ 4.9%	1,495	1,437	- 3.9%
Median Sales Price*	\$370,000	\$395,000	+ 6.8%	\$350,000	\$367,750	+ 5.1%
Inventory of Homes for Sale	853	682	- 20.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	36	41	+ 14.6%	46	51	+ 10.6%
Percent of Original List Price Received*	101.6%	101.5%	- 0.1%	99.4%	99.4%	+ 0.0%
New Listings	609	645	+ 5.9%	2,166	2,229	+ 2.9%

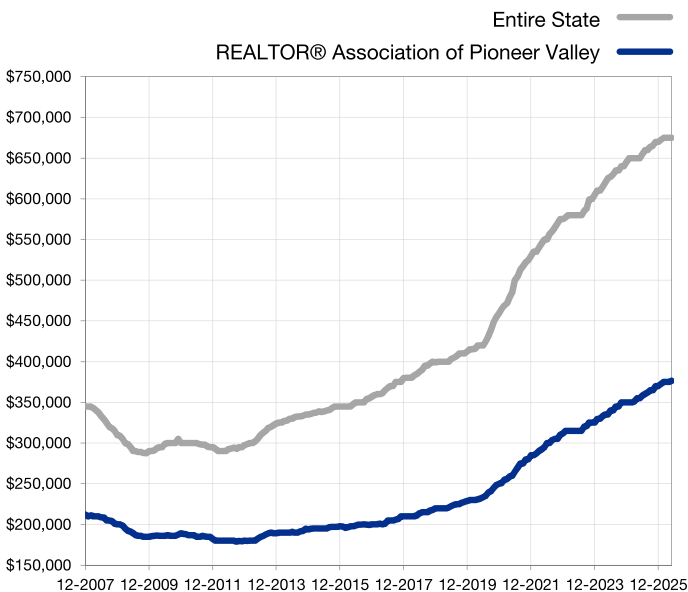
Condominium Properties

	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	89	76	- 14.6%	321	318	- 0.9%
Closed Sales	71	79	+ 11.3%	292	274	- 6.2%
Median Sales Price*	\$262,500	\$285,000	+ 8.6%	\$258,950	\$266,500	+ 2.9%
Inventory of Homes for Sale	125	135	+ 8.0%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	38	59	+ 54.4%	48	66	+ 38.6%
Percent of Original List Price Received*	99.6%	100.8%	+ 1.2%	99.5%	98.9%	- 0.7%
New Listings	79	112	+ 41.8%	335	386	+ 15.2%

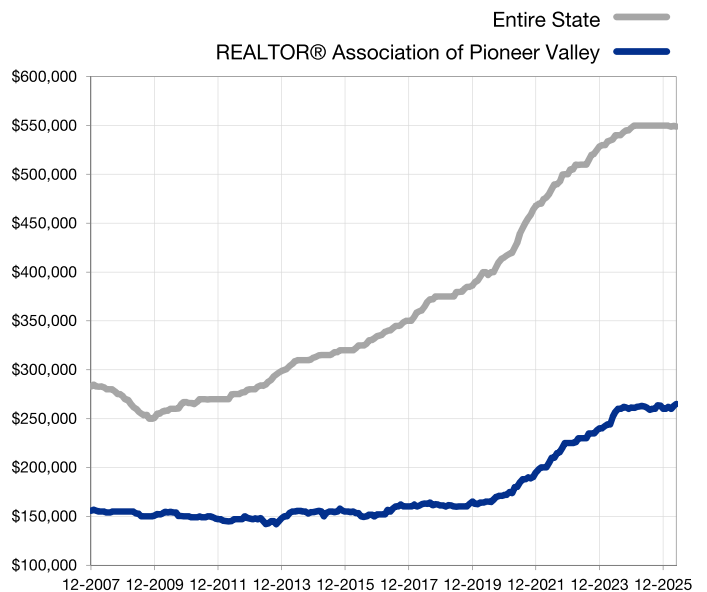
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	55	50	- 9.1%	193	177	- 8.3%
Closed Sales	50	36	- 28.0%	172	144	- 16.3%
Median Sales Price*	\$367,500	\$421,290	+ 14.6%	\$357,000	\$376,000	+ 5.3%
Inventory of Homes for Sale	106	73	- 31.1%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	52	58	+ 11.5%	62	65	+ 4.8%
Percent of Original List Price Received*	98.9%	99.6%	+ 0.7%	97.8%	97.8%	0.0%
New Listings	71	54	- 23.9%	231	207	- 10.4%

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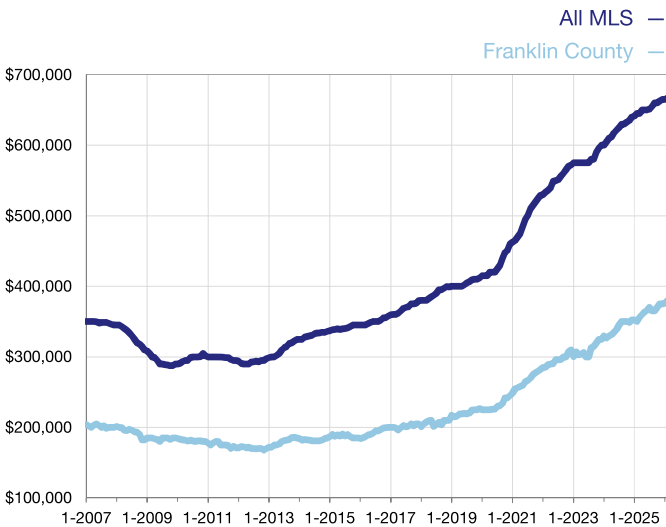
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	2	- 66.7%	20	10	- 50.0%
Closed Sales	5	5	0.0%	18	10	- 44.4%
Median Sales Price*	\$195,000	\$279,000	+ 43.1%	\$267,450	\$278,100	+ 4.0%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	24	42	+ 75.0%	37	45	+ 21.6%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	100.0%	98.3%	- 1.7%
New Listings	8	7	- 12.5%	24	16	- 33.3%

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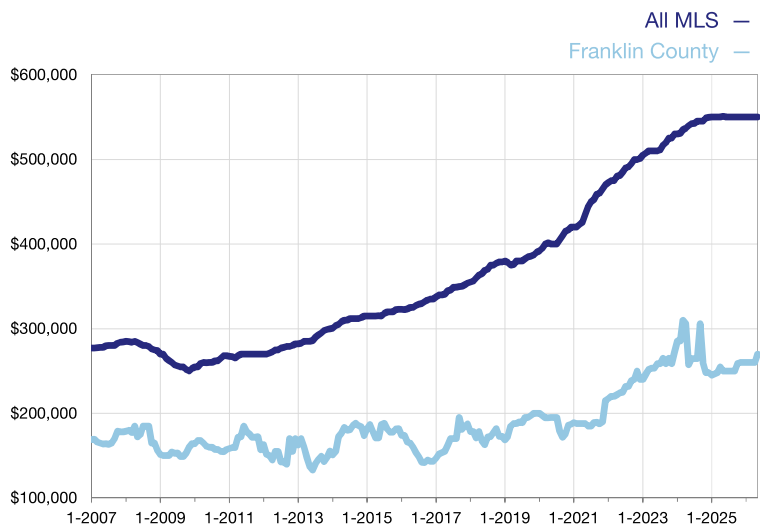
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	299	416	+ 39.1%	1,164	1,280	+ 10.0%
Closed Sales	242	258	+ 6.6%	1,028	1,006	- 2.1%
Median Sales Price*	\$350,000	\$360,000	+ 2.9%	\$330,000	\$350,000	+ 6.1%
Inventory of Homes for Sale	511	416	- 18.6%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	31	36	+ 16.1%	42	46	+ 9.5%
Percent of Original List Price Received*	102.0%	102.0%	0.0%	99.6%	99.8%	+ 0.2%
New Listings	377	402	+ 6.6%	1,418	1,482	+ 4.5%

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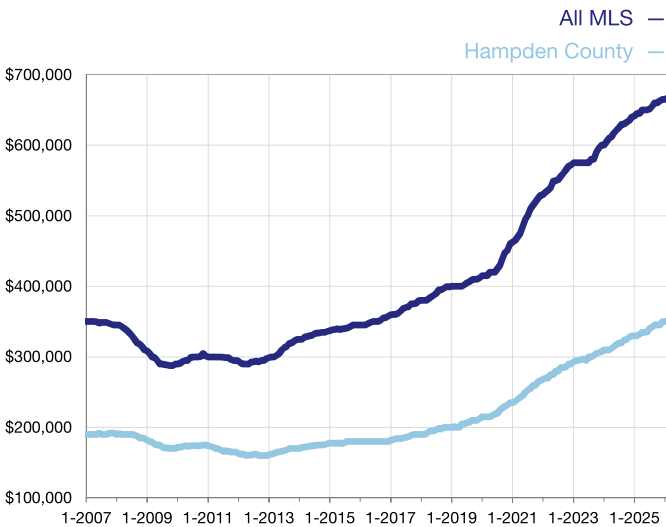
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	57	41	- 28.1%	195	195	0.0%
Closed Sales	41	44	+ 7.3%	179	175	- 2.2%
Median Sales Price*	\$225,000	\$263,000	+ 16.9%	\$225,000	\$245,000	+ 8.9%
Inventory of Homes for Sale	66	67	+ 1.5%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	38	71	+ 86.8%	49	71	+ 44.9%
Percent of Original List Price Received*	99.7%	99.8%	+ 0.1%	99.3%	98.3%	- 1.0%
New Listings	37	59	+ 59.5%	184	205	+ 11.4%

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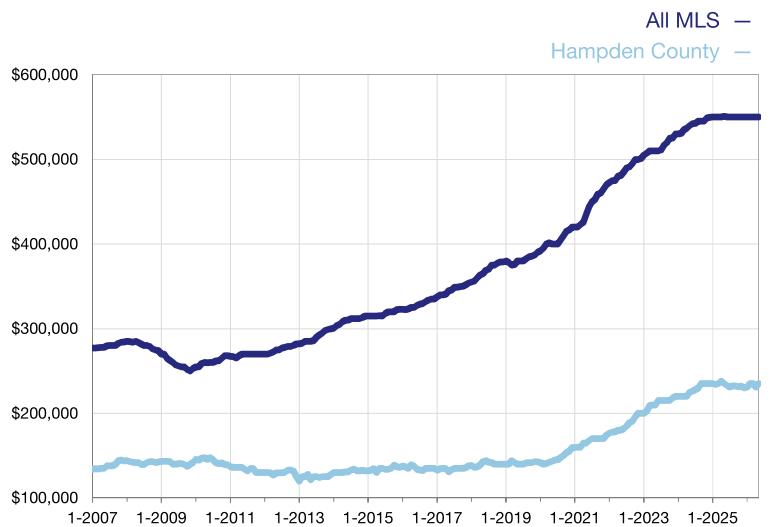
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2026

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Hampshire County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	109	158	+ 45.0%	365	394	+ 7.9%
Closed Sales	81	91	+ 12.3%	316	298	- 5.7%
Median Sales Price*	\$494,000	\$525,000	+ 6.3%	\$434,500	\$482,000	+ 10.9%
Inventory of Homes for Sale	201	162	- 19.4%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	39	43	+ 10.3%	49	56	+ 14.3%
Percent of Original List Price Received*	102.5%	101.1%	- 1.4%	100.1%	99.3%	- 0.8%
New Listings	148	181	+ 22.3%	476	492	+ 3.4%

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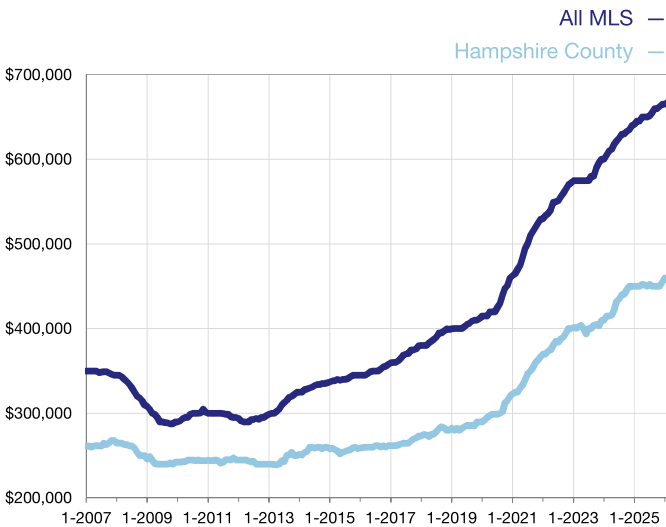
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	26	31	+ 19.2%	106	112	+ 5.7%
Closed Sales	25	30	+ 20.0%	95	89	- 6.3%
Median Sales Price*	\$365,400	\$365,000	- 0.1%	\$350,000	\$335,000	- 4.3%
Inventory of Homes for Sale	45	48	+ 6.7%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	40	44	+ 10.0%	49	60	+ 22.4%
Percent of Original List Price Received*	99.3%	102.5%	+ 3.2%	99.9%	100.0%	+ 0.1%
New Listings	34	37	+ 8.8%	125	146	+ 16.8%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

