

# NEWS RELEASE

## REALTOR® Association of Pioneer Valley

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## November 2025 Single-Family Sales Report Pioneer Valley sales down 9.7% · Median price up 5.9%

### PIONEER VALLEY

Sales down 9.7%

Median Price up 5.9%

	2024	2025
Closed Sales (units)	401	362
Median Sales (price)	\$349,994	\$370,500

### FRANKLIN COUNTY

Sales up 27.5%

Median Price up 28.4%

	2024	2025
Closed Sales (units)	40	51
Median Sales (price)	\$331,000	\$425,000

### HAMPDEN COUNTY

Sales down 20.1%

Median Price 0.0%

	2024	2025
Closed Sales (units)	289	231
Median Sales (price)	\$335,000	\$335,000

### HAMPSHIRE COUNTY

Sales up 13.6%

Median Price up 6.3%

	2024	2025
Closed Sales (units)	66	75
Median Sales (price)	\$400,000	\$425,000

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

- **Sales** – down -9.7% percent from 401 in November 2024 to 362 in November 2025.
- **Median Price** – up 5.9% percent from \$349,994 in November 2024 to \$370,500 in November 2025.
- **Inventory of Available Property** – down -16.6% percent from 813 homes for sale in November 2024 to 678 homes for sale in November 2025.
- **Days on the Market** – up 11.6% percent from 40 average number of days on the market in November 2024 to 45 average number of days on the market in November 2025.
- **Pending Sales (under agreement to sell)** – up 12.5% percent from 367 listings pending sale in November 2024 to 413 listings pending sale in November 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 – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 10.9%**

**+ 7.5%**

**- 16.2%**

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

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	367	<b>413</b>	+ 12.5%	4,148	<b>4,336</b>	+ 4.5%
Closed Sales	401	<b>362</b>	- 9.7%	4,022	<b>4,112</b>	+ 2.2%
Median Sales Price*	\$349,994	<b>\$370,500</b>	+ 5.9%	\$350,000	<b>\$370,000</b>	+ 5.7%
Inventory of Homes for Sale	813	<b>678</b>	- 16.6%	--	--	--
Months Supply of Inventory	2.2	<b>1.8</b>	- 19.5%	--	--	--
Cumulative Days on Market Until Sale	40	<b>45</b>	+ 11.6%	36	<b>39</b>	+ 9.6%
Percent of Original List Price Received*	98.6%	<b>98.1%</b>	- 0.6%	101.1%	<b>100.1%</b>	- 0.9%
New Listings	342	<b>328</b>	- 4.1%	5,027	<b>5,196</b>	+ 3.4%

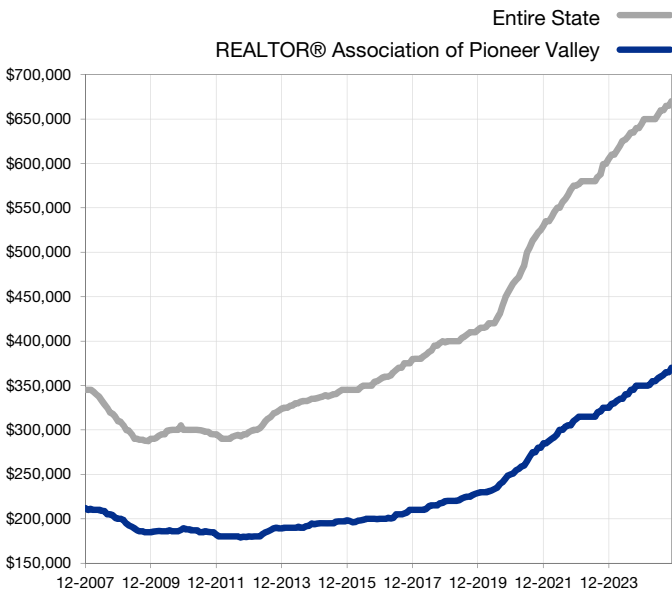
### Condominium Properties

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	57	<b>61</b>	+ 7.0%	687	<b>721</b>	+ 4.9%
Closed Sales	67	<b>55</b>	- 17.9%	645	<b>719</b>	+ 11.5%
Median Sales Price*	\$265,000	<b>\$260,000</b>	- 1.9%	\$261,300	<b>\$263,000</b>	+ 0.7%
Inventory of Homes for Sale	154	<b>132</b>	- 14.3%	--	--	--
Months Supply of Inventory	2.7	<b>2.0</b>	- 24.3%	--	--	--
Cumulative Days on Market Until Sale	32	<b>49</b>	+ 55.4%	35	<b>44</b>	+ 26.9%
Percent of Original List Price Received*	100.0%	<b>98.5%</b>	- 1.4%	100.7%	<b>99.8%</b>	- 1.0%
New Listings	56	<b>53</b>	- 5.4%	837	<b>798</b>	- 4.7%

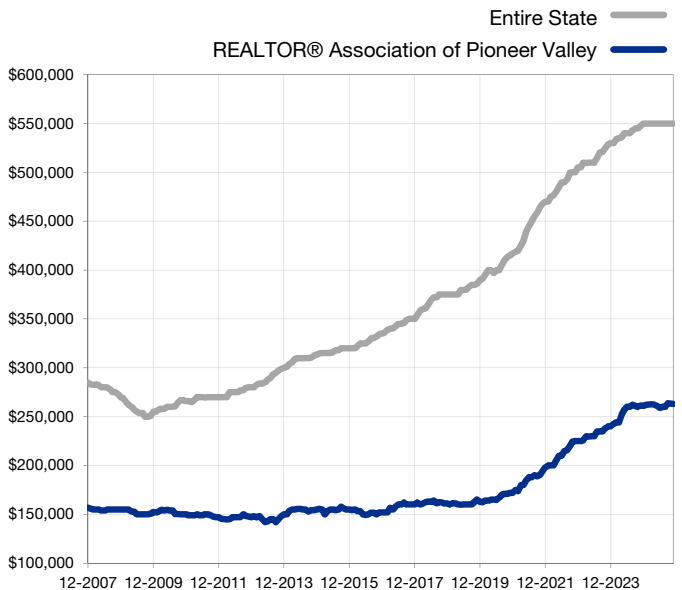
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin County

### Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	45	<b>48</b>	+ 6.7%	456	<b>494</b>	+ 8.3%
Closed Sales	40	<b>51</b>	+ 27.5%	435	<b>473</b>	+ 8.7%
Median Sales Price*	\$331,000	<b>\$425,000</b>	+ 28.4%	\$350,000	<b>\$376,100</b>	+ 7.5%
Inventory of Homes for Sale	118	<b>85</b>	- 28.0%	--	--	--
Months Supply of Inventory	2.9	<b>2.0</b>	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	41	<b>53</b>	+ 29.3%	41	<b>49</b>	+ 19.5%
Percent of Original List Price Received*	96.2%	<b>93.8%</b>	- 2.5%	98.6%	<b>97.7%</b>	- 0.9%
New Listings	42	<b>36</b>	- 14.3%	545	<b>568</b>	+ 4.2%

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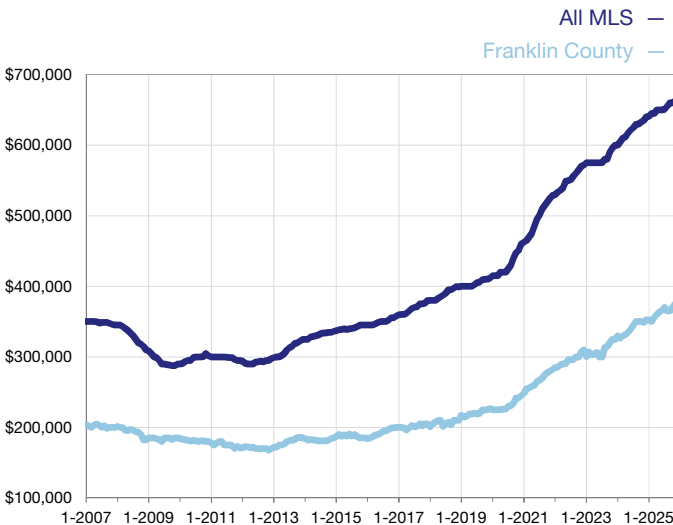
### Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	<b>4</b>	+ 300.0%	38	<b>46</b>	+ 21.1%
Closed Sales	1	<b>3</b>	+ 200.0%	37	<b>45</b>	+ 21.6%
Median Sales Price*	\$245,000	<b>\$366,000</b>	+ 49.4%	\$250,000	<b>\$260,000</b>	+ 4.0%
Inventory of Homes for Sale	6	<b>6</b>	0.0%	--	--	--
Months Supply of Inventory	1.8	<b>1.5</b>	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	15	<b>17</b>	+ 13.3%	37	<b>37</b>	0.0%
Percent of Original List Price Received*	101.2%	<b>99.1%</b>	- 2.1%	101.7%	<b>99.5%</b>	- 2.2%
New Listings	2	<b>2</b>	0.0%	41	<b>47</b>	+ 14.6%

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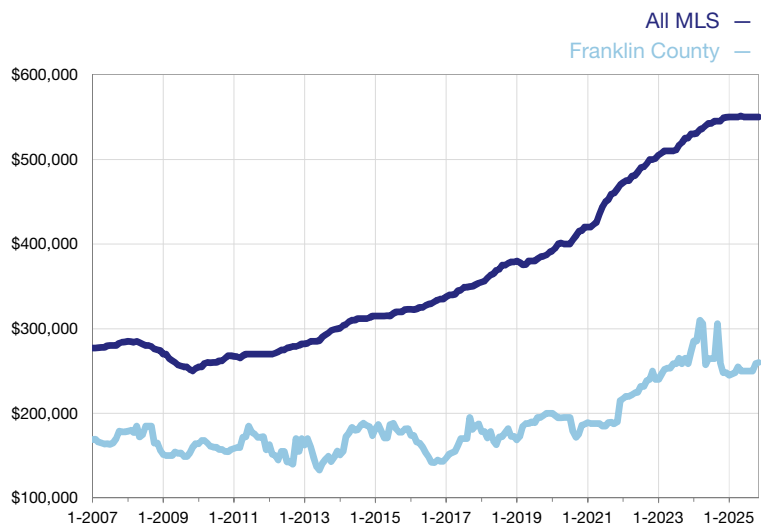
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – November 2025

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## Hampden County

### Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	236	<b>276</b>	+ 16.9%	2,889	<b>2,928</b>	+ 1.3%
Closed Sales	289	<b>231</b>	- 20.1%	2,832	<b>2,774</b>	- 2.0%
Median Sales Price*	\$335,000	<b>\$335,000</b>	0.0%	\$330,000	<b>\$350,000</b>	+ 6.1%
Inventory of Homes for Sale	517	<b>435</b>	- 15.9%	--	--	--
Months Supply of Inventory	2.0	<b>1.7</b>	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	37	<b>38</b>	+ 2.7%	33	<b>37</b>	+ 12.1%
Percent of Original List Price Received*	99.4%	<b>99.7%</b>	+ 0.3%	101.5%	<b>100.5%</b>	- 1.0%
New Listings	240	<b>229</b>	- 4.6%	3,416	<b>3,414</b>	- 0.1%

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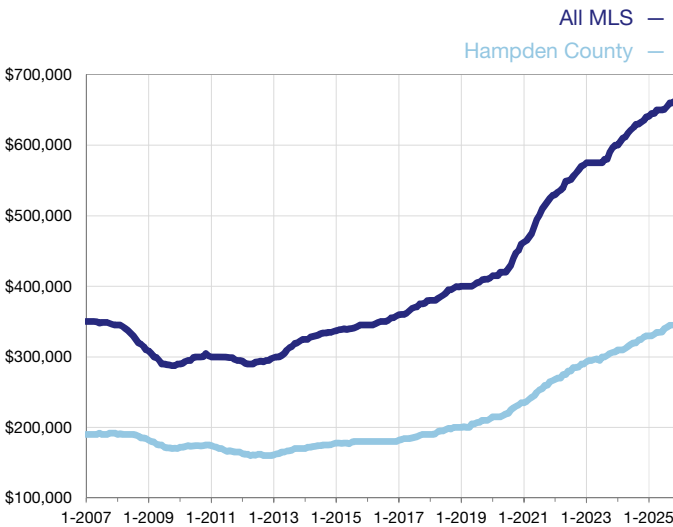
### Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	28	<b>39</b>	+ 39.3%	425	<b>449</b>	+ 5.6%
Closed Sales	39	<b>34</b>	- 12.8%	400	<b>448</b>	+ 12.0%
Median Sales Price*	\$220,000	<b>\$229,950</b>	+ 4.5%	\$235,000	<b>\$231,500</b>	- 1.5%
Inventory of Homes for Sale	105	<b>77</b>	- 26.7%	--	--	--
Months Supply of Inventory	2.8	<b>1.9</b>	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	28	<b>54</b>	+ 92.9%	30	<b>44</b>	+ 46.7%
Percent of Original List Price Received*	99.8%	<b>99.5%</b>	- 0.3%	100.6%	<b>99.7%</b>	- 0.9%
New Listings	32	<b>37</b>	+ 15.6%	522	<b>485</b>	- 7.1%

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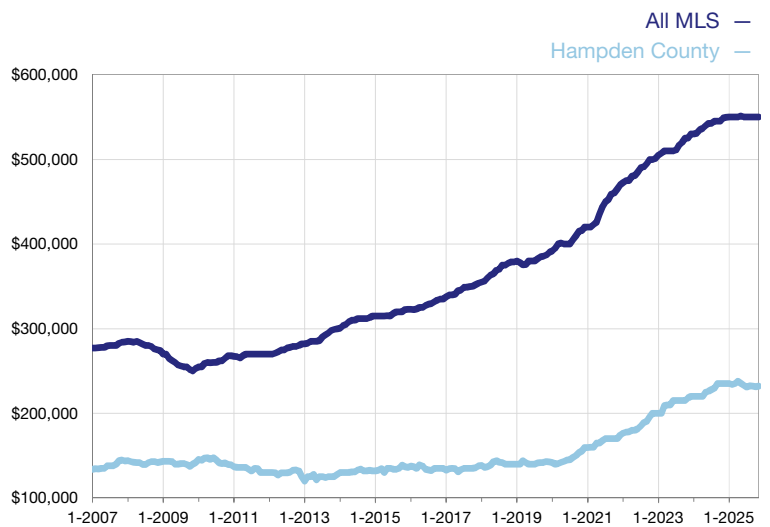
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampshire County

### Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	85	<b>91</b>	+ 7.1%	824	<b>929</b>	+ 12.7%
Closed Sales	66	<b>75</b>	+ 13.6%	786	<b>883</b>	+ 12.3%
Median Sales Price*	\$400,000	<b>\$425,000</b>	+ 6.3%	\$450,000	<b>\$451,221</b>	+ 0.3%
Inventory of Homes for Sale	167	<b>138</b>	- 17.4%	--	--	--
Months Supply of Inventory	2.3	<b>1.7</b>	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	48	<b>52</b>	+ 8.3%	40	<b>40</b>	0.0%
Percent of Original List Price Received*	97.1%	<b>97.2%</b>	+ 0.1%	101.2%	<b>100.6%</b>	- 0.6%
New Listings	52	<b>65</b>	+ 25.0%	993	<b>1,095</b>	+ 10.3%

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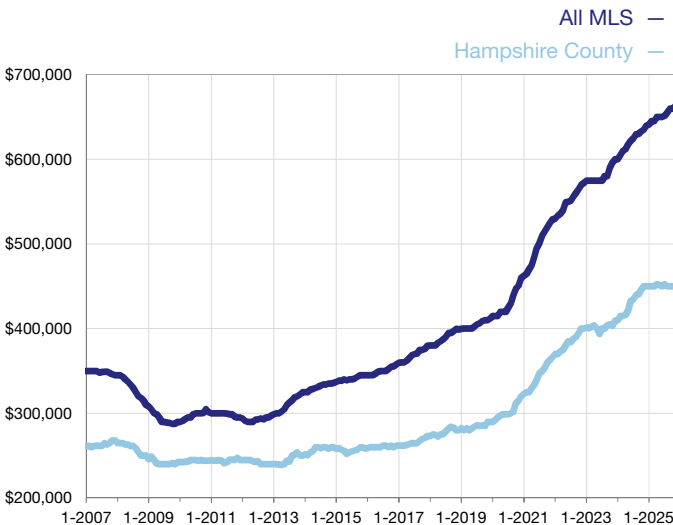
### Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	28	<b>19</b>	- 32.1%	228	<b>229</b>	+ 0.4%
Closed Sales	28	<b>19</b>	- 32.1%	211	<b>230</b>	+ 9.0%
Median Sales Price*	\$358,500	<b>\$315,000</b>	- 12.1%	\$327,000	<b>\$343,000</b>	+ 4.9%
Inventory of Homes for Sale	40	<b>48</b>	+ 20.0%	--	--	--
Months Supply of Inventory	2.0	<b>2.4</b>	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	37	<b>44</b>	+ 18.9%	42	<b>45</b>	+ 7.1%
Percent of Original List Price Received*	100.2%	<b>96.8%</b>	- 3.4%	100.7%	<b>99.8%</b>	- 0.9%
New Listings	22	<b>14</b>	- 36.4%	265	<b>263</b>	- 0.8%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

