

NEWS RELEASE

REALTOR® Association of Pioneer Valley

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October 2025 Single-Family Sales Report Pioneer Valley sales up 17.2% · Median price up 5.5%

PIONEER VALLEY

Sales up 17.2%

Median Price up 5.5%

	2024	2025
Closed Sales (units)	373	437
Median Sales (price)	\$360,000	\$379,950

FRANKLIN COUNTY

Sales up 13.5%

Median Price up 16.2%

	2024	2025
Closed Sales (units)	37	42
Median Sales (price)	\$325,000	\$377,500

HAMPDEN COUNTY

Sales up 6.8%

Median Price up 2.9%

	2024	2025
Closed Sales (units)	278	297
Median Sales (price)	\$349,950	\$360,000

HAMPSHIRE COUNTY

Sales up 45.3%

Median Price down 0.8%

	2024	2025
Closed Sales (units)	64	93
Median Sales (price)	\$459,750	\$456,000

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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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October 2025 Key Points Pioneer Valley Single-Family Homes

- **Sales** – up 17.2% percent from 373 in October 2024 to 437 in October 2025.
- **Median Price** – up 5.5% percent from \$360,000 in October 2024 to \$379,950 in October 2025.
- **Inventory of Available Property** – down -14.6% percent from 908 homes for sale in October 2024 to 775 homes for sale in October 2025.
- **Days on the Market** – up 12.6% percent from 36 average number of days on the market in October 2024 to 41 average number of days on the market in October 2025.
- **Pending Sales (under agreement to sell)** – up 12.1% percent from 454 listings pending sale in October 2024 to 509 listings pending sale in October 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 – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 13.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.2%

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

- 14.6%

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

Single-Family Properties

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	454	509	+ 12.1%	3,781	3,996	+ 5.7%
Closed Sales	373	437	+ 17.2%	3,621	3,748	+ 3.5%
Median Sales Price*	\$360,000	\$379,950	+ 5.5%	\$350,000	\$370,000	+ 5.7%
Inventory of Homes for Sale	908	775	- 14.6%	--	--	--
Months Supply of Inventory	2.5	2.0	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	36	41	+ 12.6%	36	39	+ 9.5%
Percent of Original List Price Received*	100.4%	99.3%	- 1.1%	101.4%	100.3%	- 1.0%
New Listings	582	536	- 7.9%	4,685	4,868	+ 3.9%

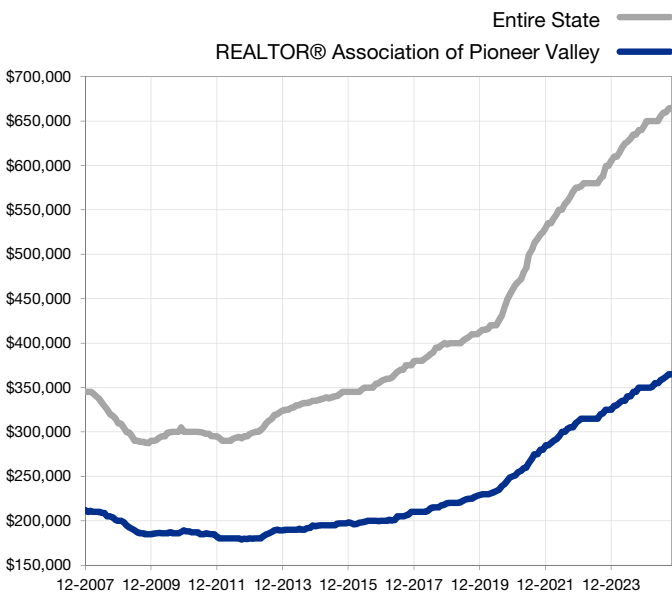
Condominium Properties

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	87	67	- 23.0%	630	674	+ 7.0%
Closed Sales	78	73	- 6.4%	578	664	+ 14.9%
Median Sales Price*	\$249,000	\$290,000	+ 16.5%	\$260,500	\$263,250	+ 1.1%
Inventory of Homes for Sale	162	139	- 14.2%	--	--	--
Months Supply of Inventory	2.8	2.1	- 26.4%	--	--	--
Cumulative Days on Market Until Sale	42	37	- 13.1%	35	43	+ 24.5%
Percent of Original List Price Received*	98.1%	100.2%	+ 2.1%	100.8%	99.9%	- 0.9%
New Listings	106	93	- 12.3%	781	745	- 4.6%

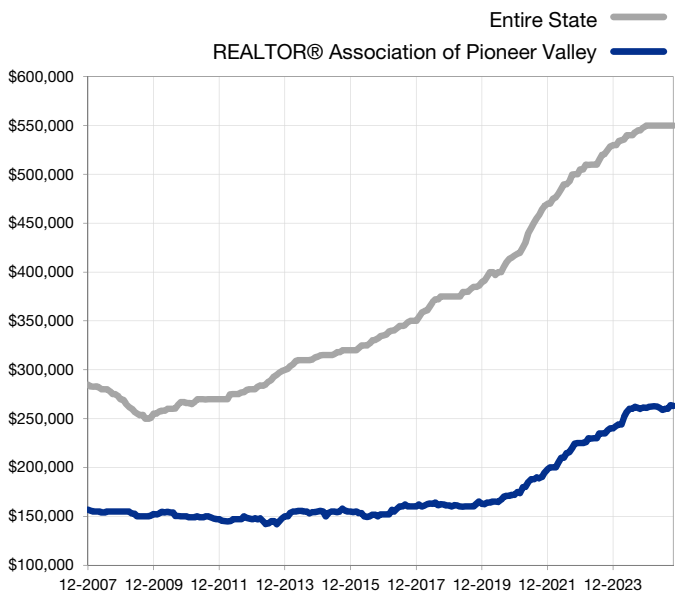
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin County

Single-Family Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	49	62	+ 26.5%	411	456	+ 10.9%
Closed Sales	37	42	+ 13.5%	395	422	+ 6.8%
Median Sales Price*	\$325,000	\$377,500	+ 16.2%	\$350,000	\$375,000	+ 7.1%
Inventory of Homes for Sale	128	103	- 19.5%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	27	50	+ 85.2%	42	48	+ 14.3%
Percent of Original List Price Received*	98.4%	97.1%	- 1.3%	98.9%	98.2%	- 0.7%
New Listings	69	56	- 18.8%	503	535	+ 6.4%

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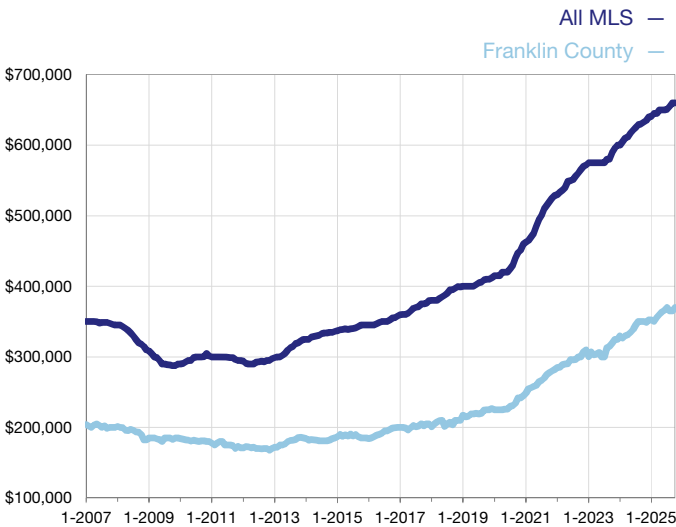
Condominium Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	3	0.0%	37	42	+ 13.5%
Closed Sales	7	6	- 14.3%	36	42	+ 16.7%
Median Sales Price*	\$186,000	\$245,000	+ 31.7%	\$255,000	\$260,000	+ 2.0%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	37	38	+ 2.7%
Percent of Original List Price Received*	102.9%	96.7%	- 6.0%	101.7%	99.6%	- 2.1%
New Listings	2	5	+ 150.0%	39	45	+ 15.4%

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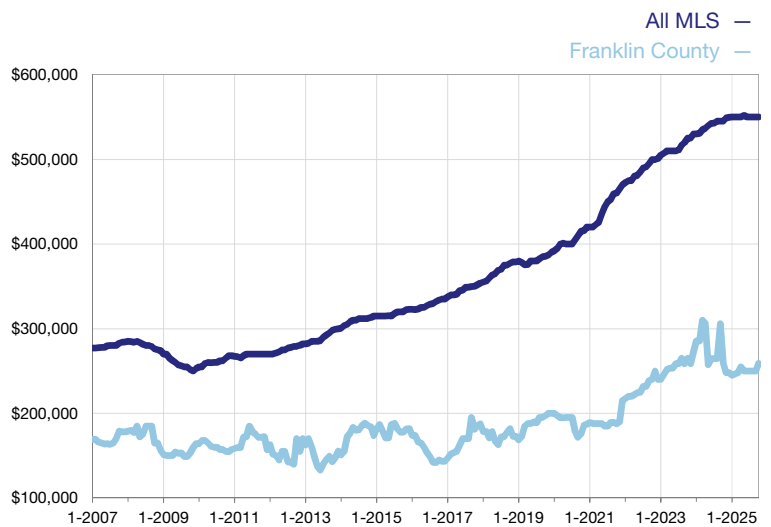
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

Single-Family Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	320	325	+ 1.6%	2,653	2,699	+ 1.7%
Closed Sales	278	297	+ 6.8%	2,543	2,542	- 0.0%
Median Sales Price*	\$349,950	\$360,000	+ 2.9%	\$330,000	\$350,000	+ 6.1%
Inventory of Homes for Sale	557	487	- 12.6%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	34	37	+ 8.8%	33	37	+ 12.1%
Percent of Original List Price Received*	100.8%	99.5%	- 1.3%	101.7%	100.6%	- 1.1%
New Listings	385	355	- 7.8%	3,176	3,190	+ 0.4%

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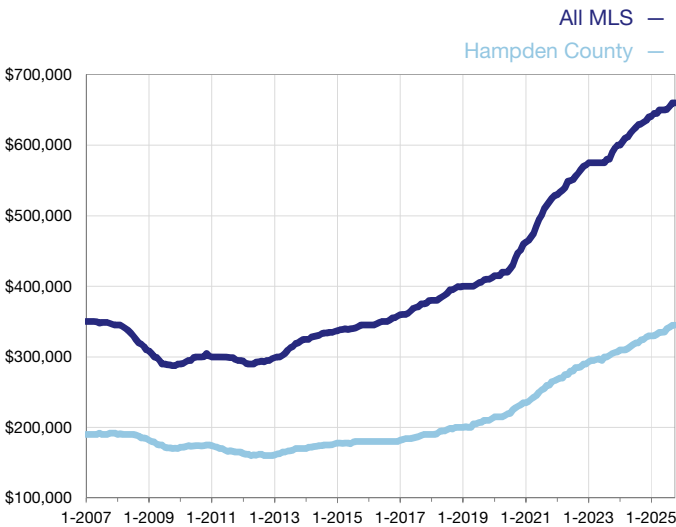
Condominium Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	59	42	- 28.8%	397	419	+ 5.5%
Closed Sales	52	50	- 3.8%	361	414	+ 14.7%
Median Sales Price*	\$245,625	\$269,950	+ 9.9%	\$235,000	\$232,500	- 1.1%
Inventory of Homes for Sale	107	79	- 26.2%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	38	37	- 2.6%	30	43	+ 43.3%
Percent of Original List Price Received*	97.3%	99.4%	+ 2.2%	100.7%	99.8%	- 0.9%
New Listings	70	62	- 11.4%	490	450	- 8.2%

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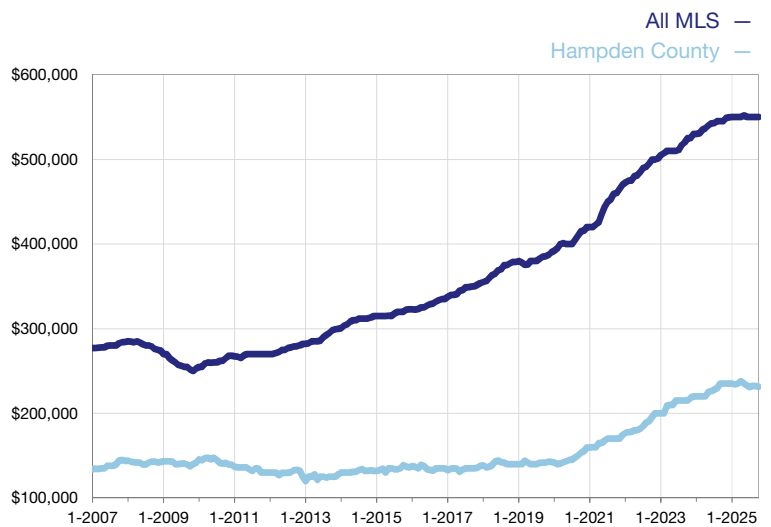
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – October 2025

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Hampshire County

Single-Family Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	77	113	+ 46.8%	739	855	+ 15.7%
Closed Sales	64	93	+ 45.3%	720	808	+ 12.2%
Median Sales Price*	\$459,750	\$456,000	- 0.8%	\$453,000	\$455,000	+ 0.4%
Inventory of Homes for Sale	211	170	- 19.4%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	47	44	- 6.4%	39	39	0.0%
Percent of Original List Price Received*	99.7%	99.6%	- 0.1%	101.5%	100.9%	- 0.6%
New Listings	115	120	+ 4.3%	941	1,032	+ 9.7%

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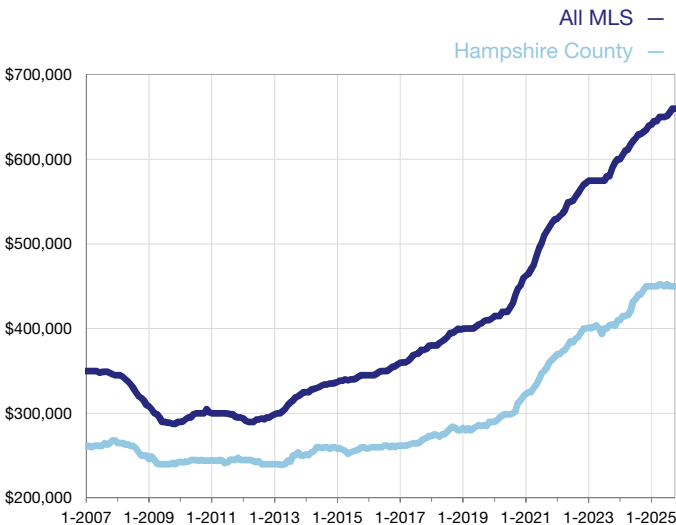
Condominium Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	21	- 19.2%	200	215	+ 7.5%
Closed Sales	18	17	- 5.6%	183	211	+ 15.3%
Median Sales Price*	\$291,500	\$430,000	+ 47.5%	\$320,000	\$349,900	+ 9.3%
Inventory of Homes for Sale	47	52	+ 10.6%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	58	37	- 36.2%	43	45	+ 4.7%
Percent of Original List Price Received*	98.7%	103.8%	+ 5.2%	100.8%	100.1%	- 0.7%
New Listings	34	27	- 20.6%	243	249	+ 2.5%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

