NEWS RELEASE

REALTOR® Association of Pioneer Valley
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October 2026 Single-Family Sales Report

Pioneer Valley sales down 5.2% · Median price up 2.5%

PIONEER VALLEY

Sales down 5.2% Median Price up 2.5%

	2025	2026
Closed Sales (units)	442	419
Median Sales (price)	$379,950	$389,450

FRANKLIN COUNTY

Sales down 4.8% Median Price down 4.3%

	2025	2026
Closed Sales (units)	42	40
Median Sales (price)	$377,500	$361,450

HAMPDEN COUNTY

Sales down 12% Median Price down 2.8%

	2025	2026
Closed Sales (units)	301	265
Median Sales (price)	$360,000	$350,000

HAMPSHIRE COUNTY

Sales up 21.5% Median Price up 9.6%

	2025	2026
Closed Sales (units)	93	113
Median Sales (price)	$456,000	$500,000

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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 2026 Key Points
Pioneer Valley Single-Family Homes

- **Sales –** down 5.2% percent from 442 in October 2025 to 419 in October 2026.
- **Median Price –** up 2.5% percent from $379,950 in October 2025 to $389,450 in October 2026.
- **Inventory of Available Property –** up 12.1% percent from 953 homes for sale in October 2025 to 1,068 homes for sale in October 2026.
- **Days on the Market –** up 2.3% percent from 41 average number of days on the market in October 2025 to 42 average number of days on the market in October 2026.
- **Pending Sales (under agreement to sell) –** up 1.2% percent from 430 listings pending sale in October 2025 to 435 listings pending sale in October 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 – October 2026

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

REALTOR® Association of Pioneer Valley

- 6.0%	0.0%	+ 12.2%
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

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	430	**435**	+ 1.2%	3,904	**3,998**	+ 2.4%
Closed Sales	442	**419**	- 5.2%	3,754	**3,829**	+ 2.0%
Median Sales Price*	$379,950	**$389,450**	+ 2.5%	$370,000	**$380,000**	+ 2.7%
Inventory of Homes for Sale	953	**1,068**	+ 12.1%	--	--	--
Months Supply of Inventory	2.5	**2.8**	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	41	**42**	+ 2.3%	39	**41**	+ 6.6%
Percent of Original List Price Received*	99.3%	**99.2%**	- 0.1%	100.3%	**100.1%**	- 0.2%
New Listings	532	**536**	+ 0.8%	4,862	**5,245**	+ 7.9%

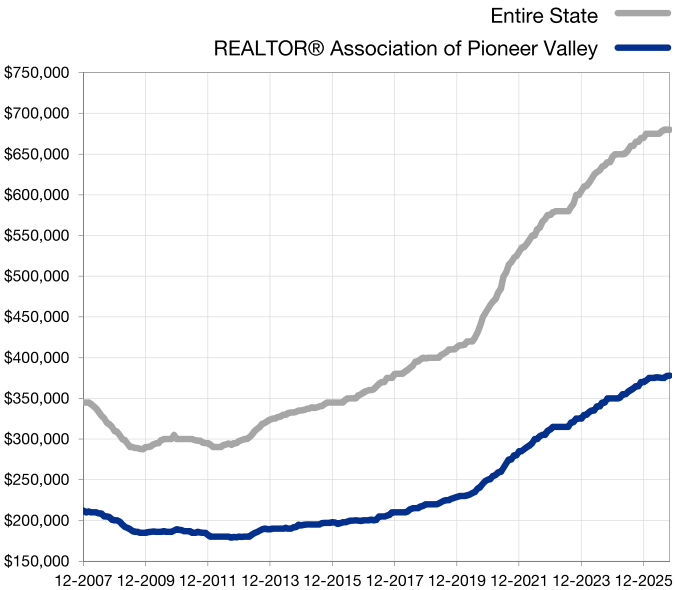
Condominium Properties

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	58	**75**	+ 29.3%	659	**656**	- 0.5%
Closed Sales	73	**65**	- 11.0%	664	**621**	- 6.5%
Median Sales Price*	$290,000	**$285,000**	- 1.7%	$263,250	**$280,000**	+ 6.4%
Inventory of Homes for Sale	164	**185**	+ 12.8%	--	--	--
Months Supply of Inventory	2.5	**3.0**	+ 23.3%	--	--	--
Cumulative Days on Market Until Sale	37	**59**	+ 60.3%	43	**55**	+ 27.9%
Percent of Original List Price Received*	100.2%	**98.4%**	- 1.8%	99.9%	**99.1%**	- 0.8%
New Listings	93	**77**	- 17.2%	744	**849**	+ 14.1%

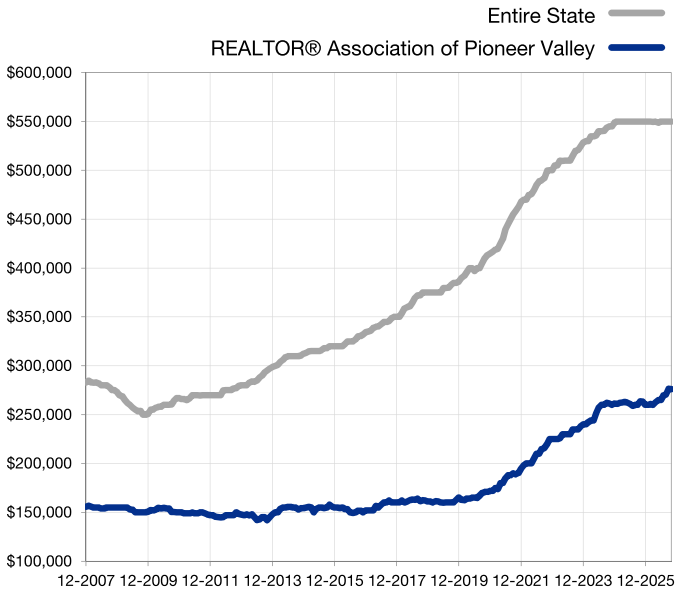
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

All data from the Berkshire County Multiple Listing Service, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. Provided by MAR. Report © 2026 ShowingTime Plus, LLC.

Local Market Update – October 2026

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Franklin County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	50	**49**	- 2.0%	442	**426**	- 3.6%
Closed Sales	42	**40**	- 4.8%	422	**397**	- 5.9%
Median Sales Price*	$377,500	**$361,450**	- 4.3%	$375,000	**$397,825**	+ 6.1%
Inventory of Homes for Sale	128	**132**	+ 3.1%	--	--	--
Months Supply of Inventory	3.0	**3.2**	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	50	**66**	+ 32.0%	48	**53**	+ 10.4%
Percent of Original List Price Received*	97.1%	**95.9%**	- 1.2%	98.2%	**98.1%**	- 0.1%
New Listings	56	**62**	+ 10.7%	534	**551**	+ 3.2%

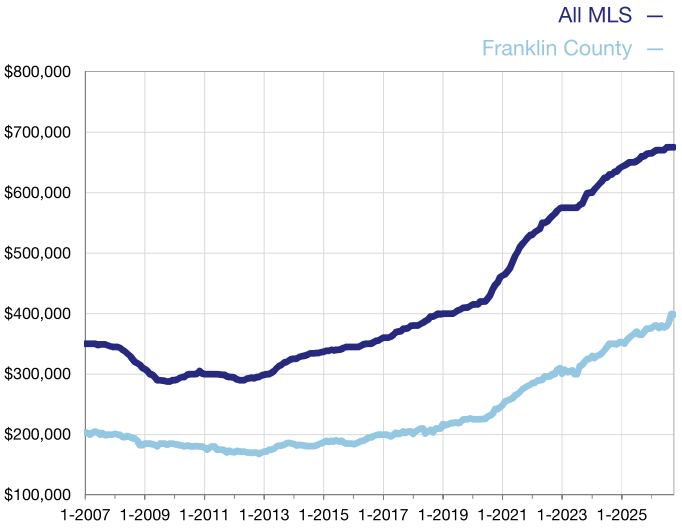
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Condominium Properties

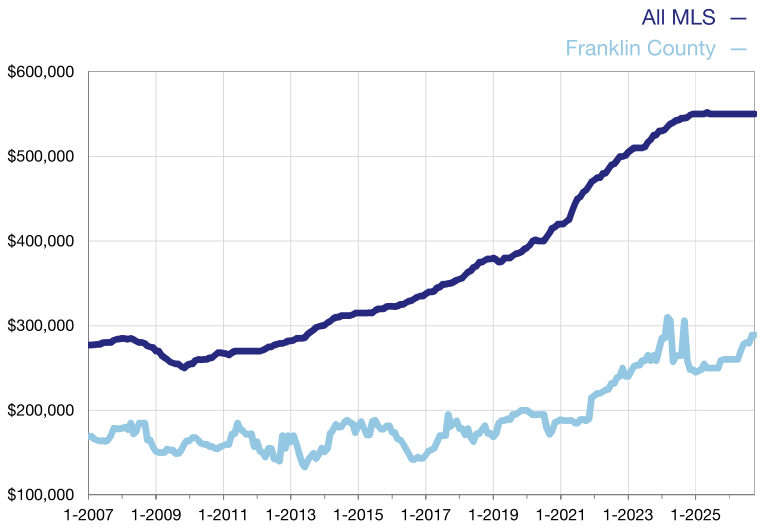
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**4**	0.0%	43	**29**	- 32.6%
Closed Sales	6	**4**	- 33.3%	42	**26**	- 38.1%
Median Sales Price*	$245,000	**$338,000**	+ 38.0%	$260,000	**$287,404**	+ 10.5%
Inventory of Homes for Sale	9	**14**	+ 55.6%	--	--	--
Months Supply of Inventory	2.3	**4.2**	+ 82.6%	--	--	--
Cumulative Days on Market Until Sale	35	**198**	+ 465.7%	38	**67**	+ 76.3%
Percent of Original List Price Received*	96.7%	**94.5%**	- 2.3%	99.6%	**97.8%**	- 1.8%
New Listings	5	**3**	- 40.0%	46	**39**	- 15.2%

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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 – October 2026

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Hampden County

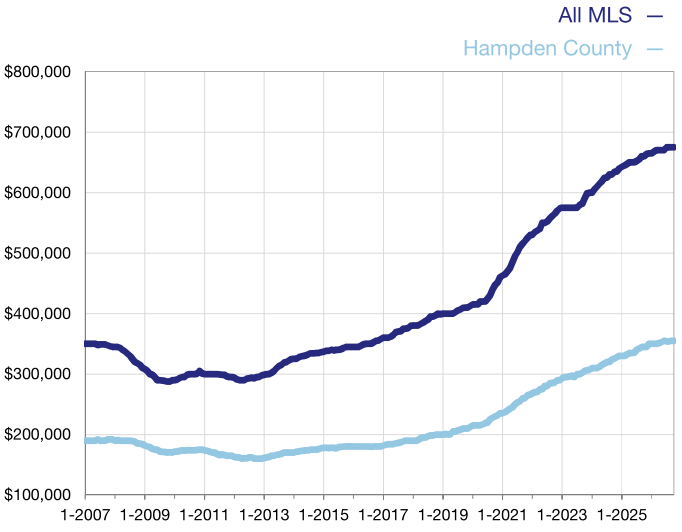
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	275	**288**	+ 4.7%	2,640	**2,707**	+ 2.5%
Closed Sales	301	**265**	- 12.0%	2,544	**2,605**	+ 2.4%
Median Sales Price*	$360,000	**$350,000**	- 2.8%	$350,000	**$355,000**	+ 1.4%
Inventory of Homes for Sale	597	**665**	+ 11.4%	--	--	--
Months Supply of Inventory	2.3	**2.5**	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	37	**36**	- 2.7%	36	**39**	+ 8.3%
Percent of Original List Price Received*	99.5%	**100.1%**	+ 0.6%	100.6%	**100.6%**	0.0%
New Listings	350	**353**	+ 0.9%	3,184	**3,403**	+ 6.9%

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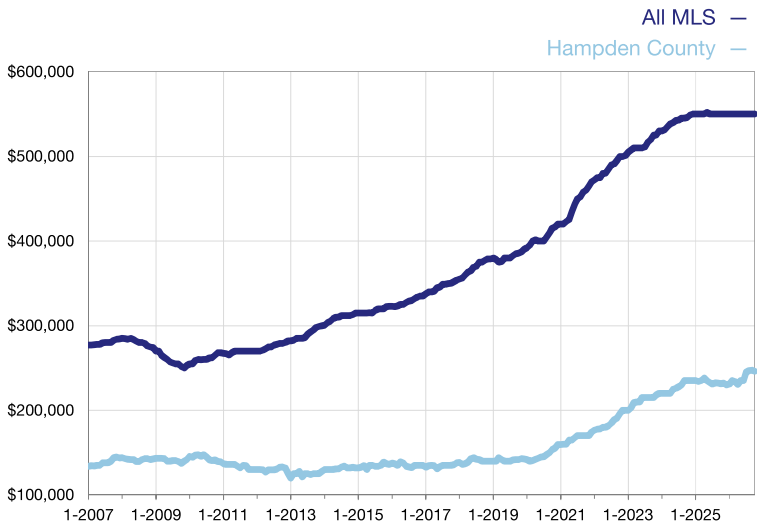
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	38	**47**	+ 23.7%	409	**396**	- 3.2%
Closed Sales	50	**39**	- 22.0%	414	**379**	- 8.5%
Median Sales Price*	$269,950	**$256,000**	- 5.2%	$232,500	**$253,000**	+ 8.8%
Inventory of Homes for Sale	95	**90**	- 5.3%	--	--	--
Months Supply of Inventory	2.4	**2.4**	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	**46**	+ 24.3%	43	**56**	+ 30.2%
Percent of Original List Price Received*	99.4%	**98.0%**	- 1.4%	99.8%	**99.0%**	- 0.8%
New Listings	61	**46**	- 24.6%	449	**468**	+ 4.2%

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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

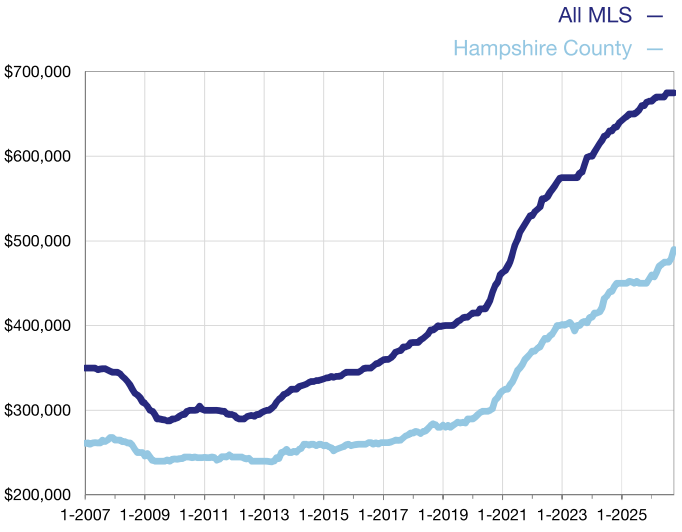
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	97	**99**	+ 2.1%	837	**884**	+ 5.6%
Closed Sales	93	**113**	+ 21.5%	809	**847**	+ 4.7%
Median Sales Price*	$456,000	**$500,000**	+ 9.6%	$455,000	**$499,000**	+ 9.7%
Inventory of Homes for Sale	201	**260**	+ 29.4%	--	--	--
Months Supply of Inventory	2.5	**3.1**	+ 24.0%	--	--	--
Cumulative Days on Market Until Sale	44	**45**	+ 2.3%	39	**42**	+ 7.7%
Percent of Original List Price Received*	99.6%	**97.8%**	- 1.8%	100.9%	**99.8%**	- 1.1%
New Listings	119	**118**	- 0.8%	1,031	**1,182**	+ 14.6%

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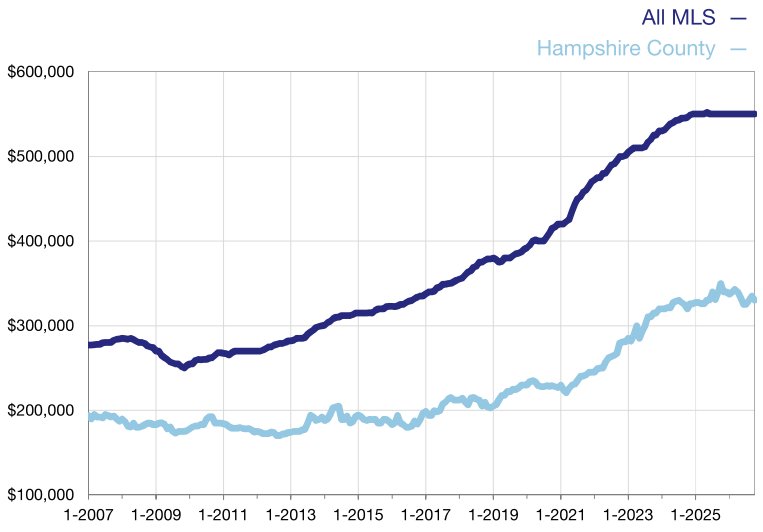
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**24**	+ 50.0%	210	**230**	+ 9.5%
Closed Sales	17	**22**	+ 29.4%	211	**215**	+ 1.9%
Median Sales Price*	$430,000	**$314,000**	- 27.0%	$349,900	**$333,900**	- 4.6%
Inventory of Homes for Sale	60	**75**	+ 25.0%	--	--	--
Months Supply of Inventory	2.9	**3.5**	+ 20.7%	--	--	--
Cumulative Days on Market Until Sale	37	**56**	+ 51.4%	45	**54**	+ 20.0%
Percent of Original List Price Received*	103.8%	**99.7%**	- 3.9%	100.1%	**99.5%**	- 0.6%
New Listings	27	**29**	+ 7.4%	248	**314**	+ 26.6%

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



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