NEWS RELEASE

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

Pioneer Valley sales up 9.3% · Median price up 5%

PIONEER VALLEY

Sales up 9.3% Median Price up 5.0%

	2025	2026
Closed Sales (units)	399	436
Median Sales (price)	$371,365	$390,000

FRANKLIN COUNTY

Sales up 41.9% Median Price up 19.8%

	2025	2026
Closed Sales (units)	43	61
Median Sales (price)	$359,000	$430,000

HAMPDEN COUNTY

Sales up 4.0% Median Price up 5.6%

	2025	2026
Closed Sales (units)	275	286
Median Sales (price)	$350,000	$369,500

HAMPSHIRE COUNTY

Sales up 16.5% Median Price up 10.0%

	2025	2026
Closed Sales (units)	79	92
Median Sales (price)	$450,000	$494,950

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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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September 2026 Key Points
Pioneer Valley Single-Family Homes

- **Sales –** up 9.3% percent from 399 in September 2025 to 436 in September 2026.
- **Median Price –** up 5% percent from $371,365 in September 2025 to $390,000 in September 2026.
- **Inventory of Available Property –** up 5% percent from 945 homes for sale in September 2025 to 992 homes for sale in September 2026.
- **Days on the Market –** up 0.7% percent from 36 average number of days on the market in September 2025 to 36 average number of days on the market in September 2026.
- **Pending Sales (under agreement to sell) –** up 11% percent from 419 listings pending sale in September 2025 to 465 listings pending sale in September 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 – September 2026

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

REALTOR® Association of Pioneer Valley

+ 5.2%	+ 7.1%	+ 9.4%
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

	September			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	419	**465**	+ 11.0%	3,474	**3,655**	+ 5.2%
Closed Sales	399	**436**	+ 9.3%	3,312	**3,409**	+ 2.9%
Median Sales Price*	$371,365	**$390,000**	+ 5.0%	$370,000	**$380,000**	+ 2.7%
Inventory of Homes for Sale	945	**992**	+ 5.0%	--	--	--
Months Supply of Inventory	2.5	**2.6**	+ 2.4%	--	--	--
Cumulative Days on Market Until Sale	36	**36**	+ 0.7%	39	**41**	+ 7.2%
Percent of Original List Price Received*	99.5%	**99.3%**	- 0.3%	100.5%	**100.3%**	- 0.2%
New Listings	526	**618**	+ 17.5%	4,330	**4,706**	+ 8.7%

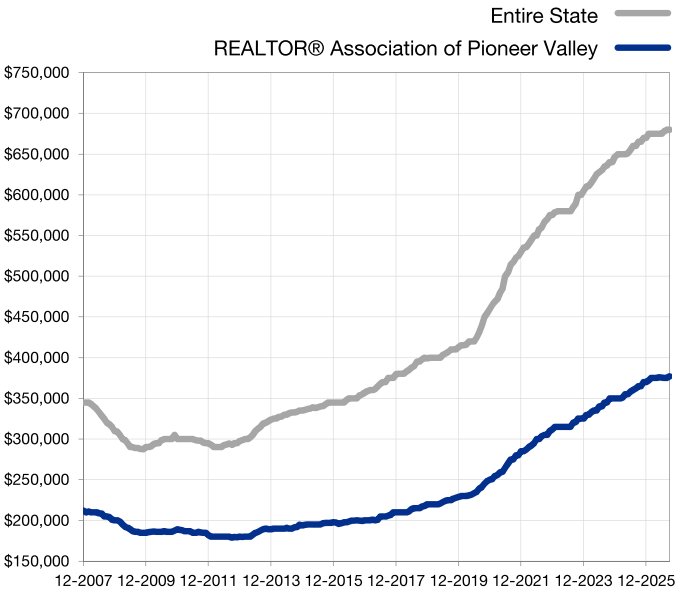
Condominium Properties

	September			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	80	**86**	+ 7.5%	601	**595**	- 1.0%
Closed Sales	82	**70**	- 14.6%	591	**556**	- 5.9%
Median Sales Price*	$257,000	**$279,500**	+ 8.8%	$260,000	**$279,000**	+ 7.3%
Inventory of Homes for Sale	139	**194**	+ 39.6%	--	--	--
Months Supply of Inventory	2.1	**3.1**	+ 51.8%	--	--	--
Cumulative Days on Market Until Sale	46	**48**	+ 4.0%	44	**55**	+ 24.7%
Percent of Original List Price Received*	100.3%	**97.4%**	- 2.9%	99.8%	**99.2%**	- 0.6%
New Listings	81	**79**	- 2.5%	651	**772**	+ 18.6%

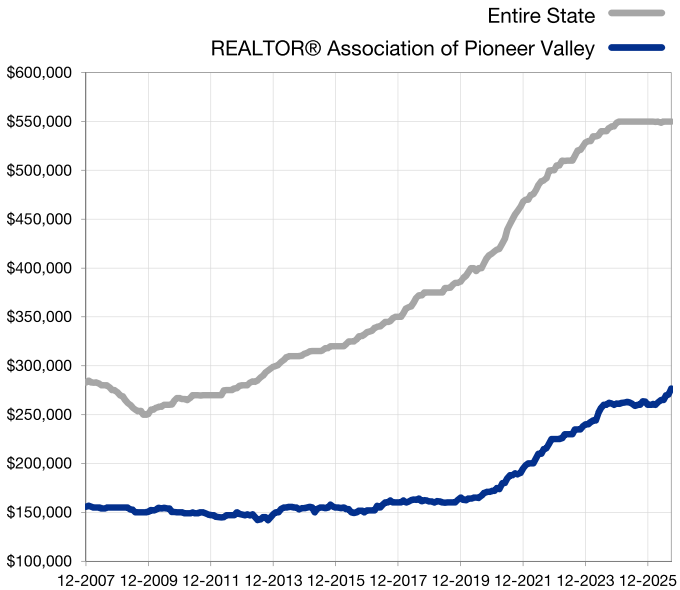
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

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 – September 2026

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Franklin County

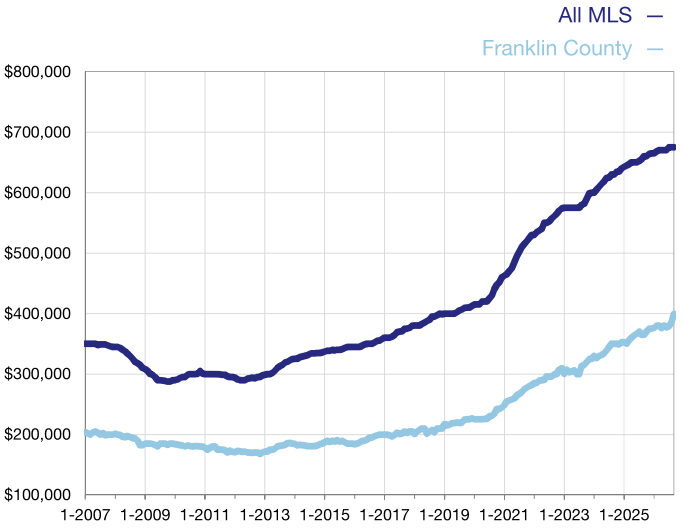
Single-Family Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	45	**50**	+ 11.1%	392	**386**	- 1.5%
Closed Sales	43	**61**	+ 41.9%	380	**357**	- 6.1%
Median Sales Price*	$359,000	**$430,000**	+ 19.8%	$370,000	**$400,000**	+ 8.1%
Inventory of Homes for Sale	127	**123**	- 3.1%	--	--	--
Months Supply of Inventory	3.0	**2.9**	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	40	**37**	- 7.5%	48	**52**	+ 8.3%
Percent of Original List Price Received*	95.9%	**98.1%**	+ 2.3%	98.3%	**98.4%**	+ 0.1%
New Listings	60	**71**	+ 18.3%	477	**490**	+ 2.7%

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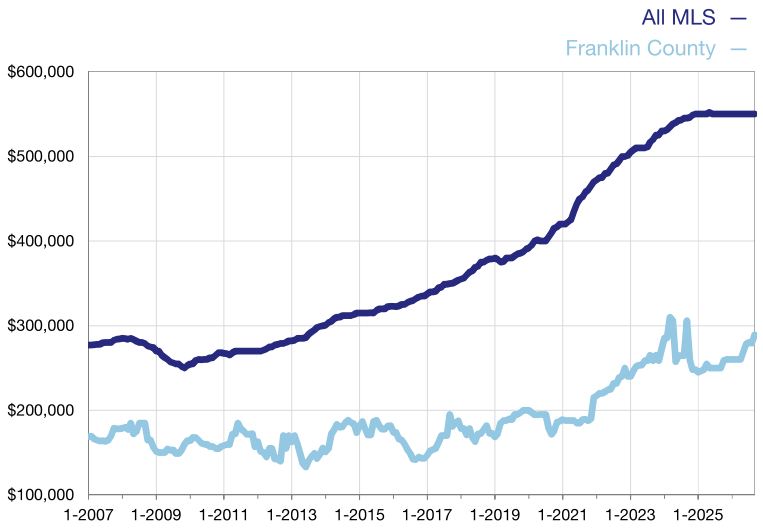
Condominium Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**6**	+ 20.0%	39	**27**	- 30.8%
Closed Sales	4	**4**	0.0%	36	**23**	- 36.1%
Median Sales Price*	$255,000	**$291,854**	+ 14.5%	$260,000	**$288,808**	+ 11.1%
Inventory of Homes for Sale	8	**13**	+ 62.5%	--	--	--
Months Supply of Inventory	2.1	**3.7**	+ 76.2%	--	--	--
Cumulative Days on Market Until Sale	34	**47**	+ 38.2%	38	**43**	+ 13.2%
Percent of Original List Price Received*	101.8%	**97.4%**	- 4.3%	100.0%	**98.3%**	- 1.7%
New Listings	5	**6**	+ 20.0%	41	**36**	- 12.2%

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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 – September 2026

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Hampden County

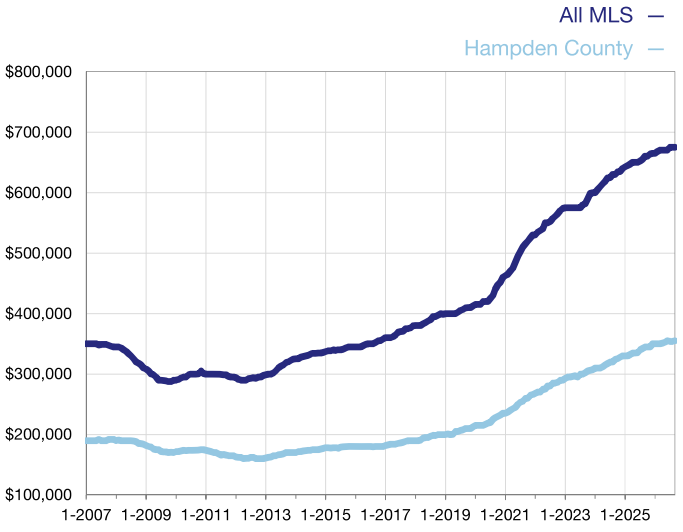
Single-Family Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	294	**304**	+ 3.4%	2,365	**2,484**	+ 5.0%
Closed Sales	275	**286**	+ 4.0%	2,243	**2,341**	+ 4.4%
Median Sales Price*	$350,000	**$369,500**	+ 5.6%	$349,950	**$355,000**	+ 1.4%
Inventory of Homes for Sale	579	**602**	+ 4.0%	--	--	--
Months Supply of Inventory	2.2	**2.3**	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	34	**34**	0.0%	36	**39**	+ 8.3%
Percent of Original List Price Received*	100.4%	**99.7%**	- 0.7%	100.7%	**100.6%**	- 0.1%
New Listings	336	**408**	+ 21.4%	2,834	**3,054**	+ 7.8%

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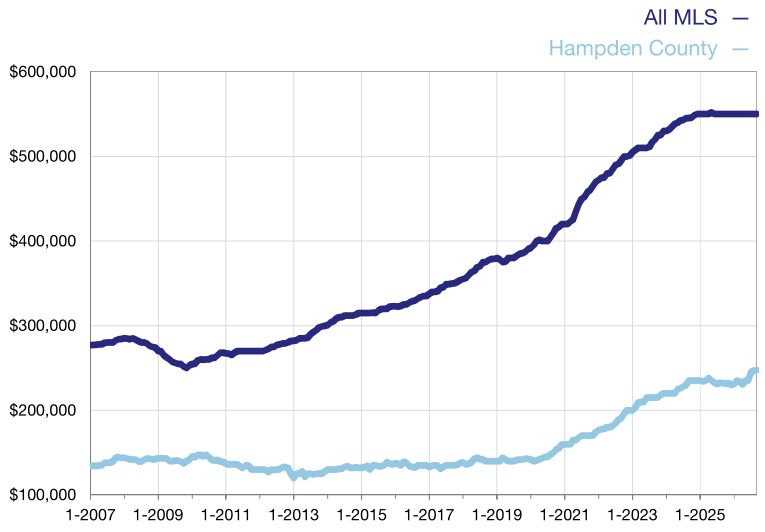
Condominium Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	53	**48**	- 9.4%	371	**357**	- 3.8%
Closed Sales	54	**40**	- 25.9%	364	**340**	- 6.6%
Median Sales Price*	$232,500	**$229,950**	- 1.1%	$230,000	**$252,250**	+ 9.7%
Inventory of Homes for Sale	78	**95**	+ 21.8%	--	--	--
Months Supply of Inventory	1.9	**2.5**	+ 31.6%	--	--	--
Cumulative Days on Market Until Sale	39	**42**	+ 7.7%	44	**57**	+ 29.5%
Percent of Original List Price Received*	100.6%	**98.0%**	- 2.6%	99.8%	**99.1%**	- 0.7%
New Listings	45	**37**	- 17.8%	388	**422**	+ 8.8%

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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

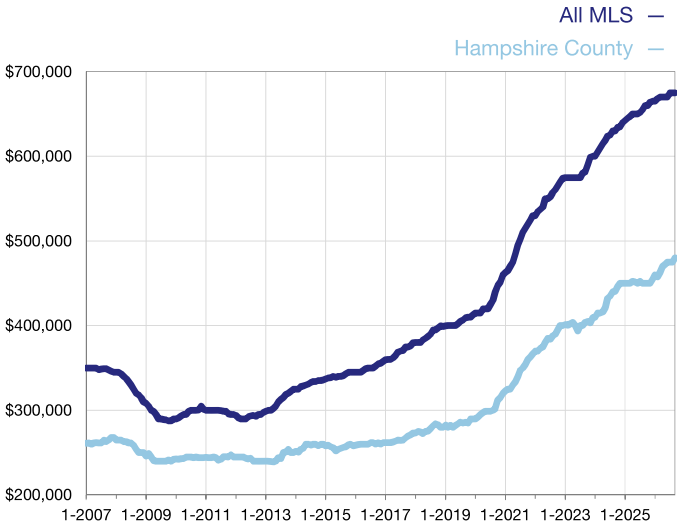
Single-Family Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	81	**108**	+ 33.3%	740	**804**	+ 8.6%
Closed Sales	79	**92**	+ 16.5%	716	**733**	+ 2.4%
Median Sales Price*	$450,000	**$494,950**	+ 10.0%	$452,500	**$498,000**	+ 10.1%
Inventory of Homes for Sale	198	**256**	+ 29.3%	--	--	--
Months Supply of Inventory	2.5	**3.0**	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	38	**39**	+ 2.6%	39	**42**	+ 7.7%
Percent of Original List Price Received*	99.1%	**98.6%**	- 0.5%	101.1%	**100.2%**	- 0.9%
New Listings	113	**138**	+ 22.1%	912	**1,061**	+ 16.3%

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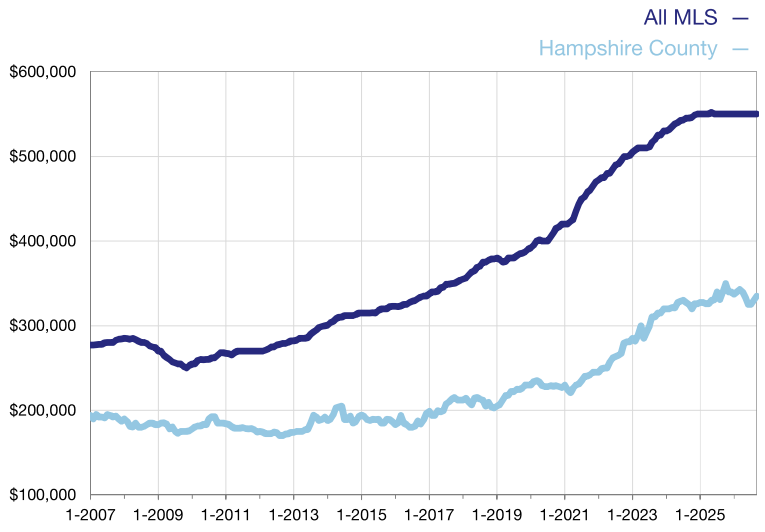
Condominium Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	22	**31**	+ 40.9%	194	**210**	+ 8.2%
Closed Sales	26	**26**	0.0%	194	**193**	- 0.5%
Median Sales Price*	$287,500	**$345,000**	+ 20.0%	$343,000	**$335,000**	- 2.3%
Inventory of Homes for Sale	50	**75**	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	**3.5**	+ 52.2%	--	--	--
Cumulative Days on Market Until Sale	62	**58**	- 6.5%	45	**53**	+ 17.8%
Percent of Original List Price Received*	99.6%	**96.5%**	- 3.1%	99.8%	**99.5%**	- 0.3%
New Listings	30	**33**	+ 10.0%	221	**285**	+ 29.0%

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Rolling 12-Month Calculation



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