

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	107	110	+ 2.8%	657	620	- 5.6%
Closed Sales	130	117	- 10.0%	596	568	- 4.7%
Median Sales Price*	\$246,250	\$263,000	+ 6.8%	\$225,000	\$252,500	+ 12.2%
Inventory of Homes for Sale	123	116	- 5.7%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	32	30	- 6.3%
Percent of Original List Price Received*	106.7%	106.6%	- 0.1%	103.7%	104.1%	+ 0.4%
New Listings	145	149	+ 2.8%	731	721	- 1.4%

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

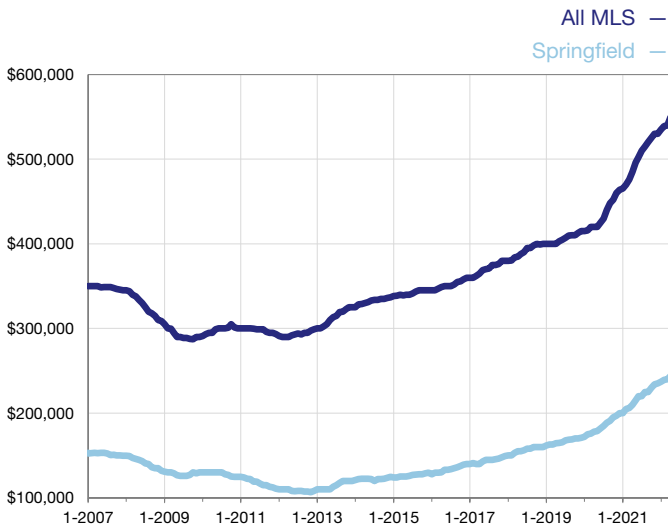
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	13	+ 85.7%	42	60	+ 42.9%
Closed Sales	7	8	+ 14.3%	41	48	+ 17.1%
Median Sales Price*	\$199,900	\$195,000	- 2.5%	\$149,500	\$161,250	+ 7.9%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	52	16	- 69.2%	37	25	- 32.4%
Percent of Original List Price Received*	101.0%	107.2%	+ 6.1%	99.7%	102.3%	+ 2.6%
New Listings	8	16	+ 100.0%	48	68	+ 41.7%

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

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

