

Local Market Update – October 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	86	138	+ 60.5%	1,033	1,131	+ 9.5%
Closed Sales	101	109	+ 7.9%	975	1,037	+ 6.4%
Median Sales Price*	\$139,900	\$144,950	+ 3.6%	\$135,950	\$145,000	+ 6.7%
Inventory of Homes for Sale	360	245	- 31.9%	--	--	--
Months Supply of Inventory	3.8	2.4	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	72	49	- 31.9%	94	62	- 34.0%
Percent of Original List Price Received*	96.2%	98.6%	+ 2.5%	94.5%	97.3%	+ 3.0%
New Listings	114	141	+ 23.7%	1,333	1,376	+ 3.2%

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

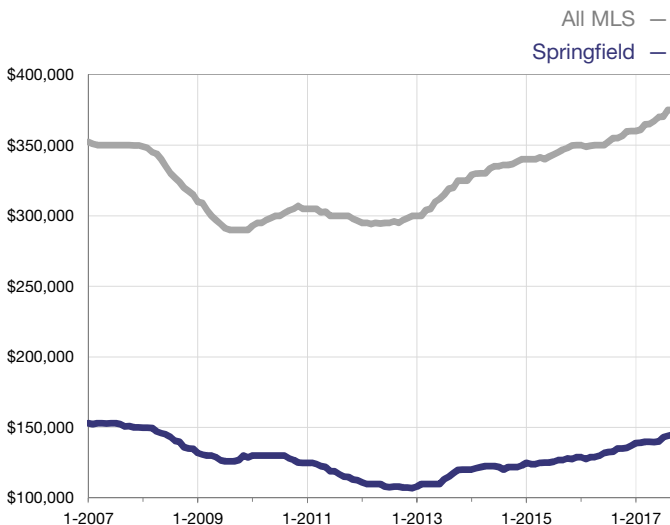
Condominium Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	3	10	+ 233.3%	67	66	- 1.5%
Closed Sales	4	7	+ 75.0%	64	62	- 3.1%
Median Sales Price*	\$108,500	\$100,000	- 7.8%	\$102,500	\$106,500	+ 3.9%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	3.6	2.1	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	197	27	- 86.3%	116	69	- 40.5%
Percent of Original List Price Received*	92.1%	95.7%	+ 3.9%	93.7%	91.9%	- 1.9%
New Listings	7	5	- 28.6%	90	78	- 13.3%

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

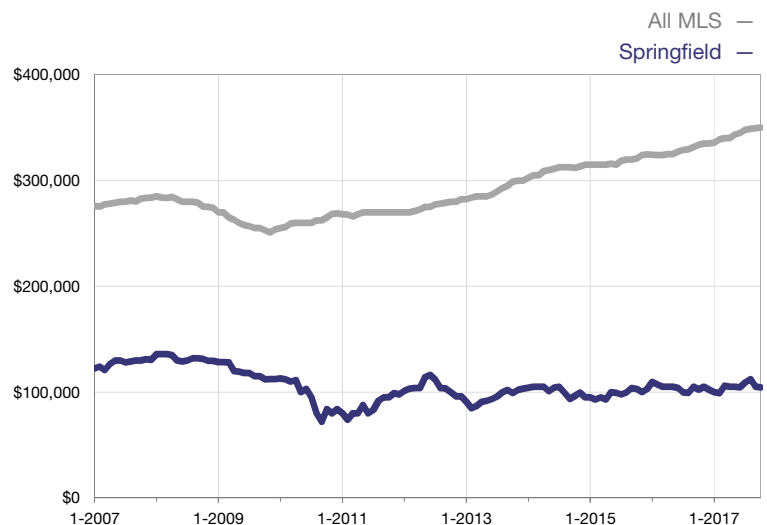
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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