

# Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Springfield

### Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	99	<b>132</b>	+ 33.3%	879	<b>933</b>	+ 6.1%
Closed Sales	129	<b>135</b>	+ 4.7%	819	<b>869</b>	+ 6.1%
Median Sales Price*	\$146,250	<b>\$164,500</b>	+ 12.5%	\$144,900	<b>\$159,900</b>	+ 10.4%
Inventory of Homes for Sale	322	<b>257</b>	- 20.2%	--	--	--
Months Supply of Inventory	3.2	<b>2.4</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	46	<b>43</b>	- 6.5%	65	<b>49</b>	- 24.6%
Percent of Original List Price Received*	98.0%	<b>99.3%</b>	+ 1.3%	97.0%	<b>98.4%</b>	+ 1.4%
New Listings	168	<b>165</b>	- 1.8%	1,099	<b>1,149</b>	+ 4.5%

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

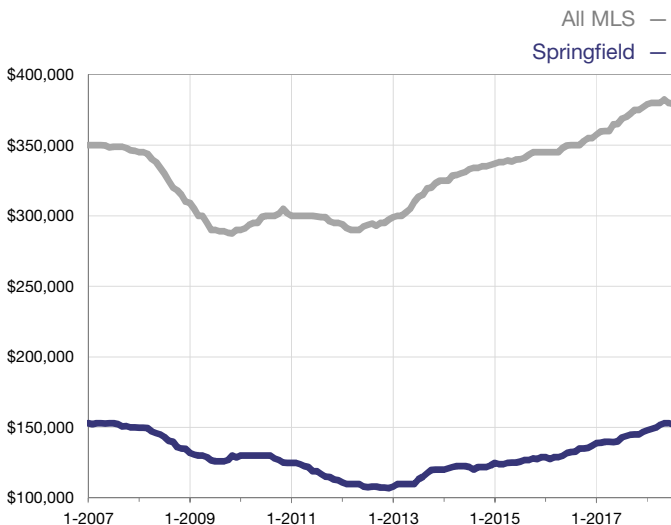
### Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	<b>4</b>	- 20.0%	48	<b>47</b>	- 2.1%
Closed Sales	11	<b>7</b>	- 36.4%	46	<b>43</b>	- 6.5%
Median Sales Price*	\$125,000	<b>\$107,000</b>	- 14.4%	\$110,500	<b>\$114,000</b>	+ 3.2%
Inventory of Homes for Sale	22	<b>20</b>	- 9.1%	--	--	--
Months Supply of Inventory	3.8	<b>3.3</b>	- 13.2%	--	--	--
Cumulative Days on Market Until Sale	29	<b>61</b>	+ 110.3%	80	<b>56</b>	- 30.0%
Percent of Original List Price Received*	96.7%	<b>96.2%</b>	- 0.5%	90.6%	<b>96.1%</b>	+ 6.1%
New Listings	10	<b>14</b>	+ 40.0%	66	<b>62</b>	- 6.1%

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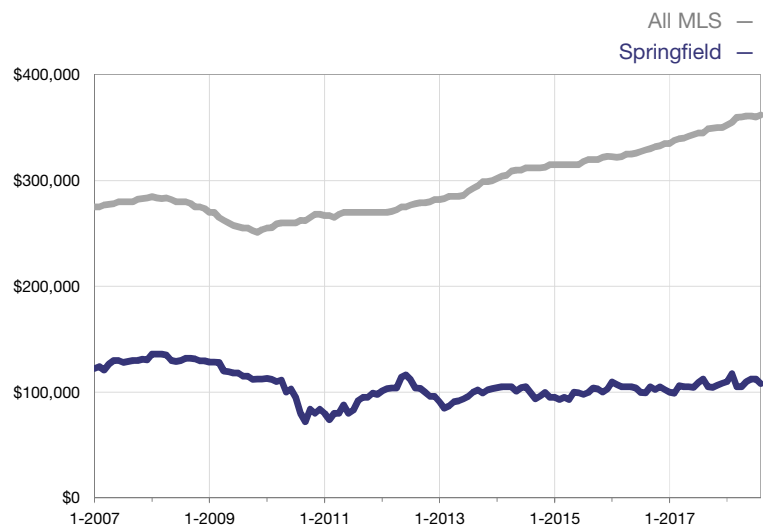
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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