

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	130	147	+ 13.1%	783	832	+ 6.3%
Closed Sales	123	122	- 0.8%	723	724	+ 0.1%
Median Sales Price*	\$169,900	\$178,000	+ 4.8%	\$158,000	\$169,000	+ 7.0%
Inventory of Homes for Sale	285	173	- 39.3%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	36	35	- 2.8%	50	52	+ 4.0%
Percent of Original List Price Received*	99.2%	100.0%	+ 0.8%	97.7%	98.0%	+ 0.3%
New Listings	155	182	+ 17.4%	975	965	- 1.0%

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

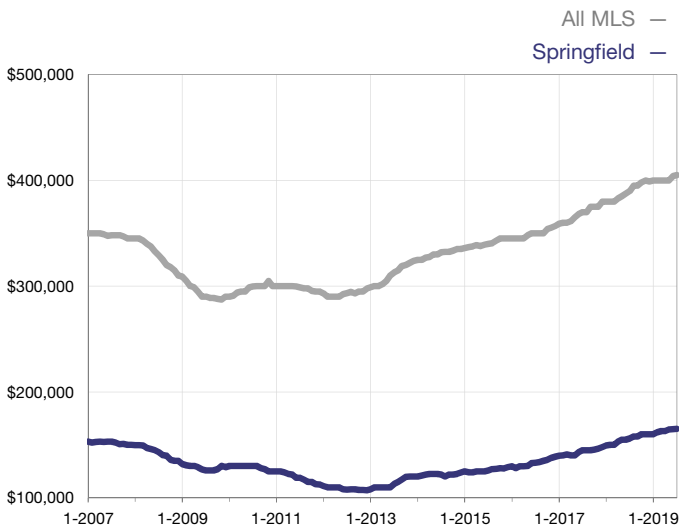
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	10	+ 11.1%	42	51	+ 21.4%
Closed Sales	9	5	- 44.4%	36	45	+ 25.0%
Median Sales Price*	\$114,000	\$159,600	+ 40.0%	\$117,000	\$124,000	+ 6.0%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	30	59	+ 96.7%	55	65	+ 18.2%
Percent of Original List Price Received*	98.2%	97.1%	- 1.1%	96.1%	93.3%	- 2.9%
New Listings	11	14	+ 27.3%	48	61	+ 27.1%

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

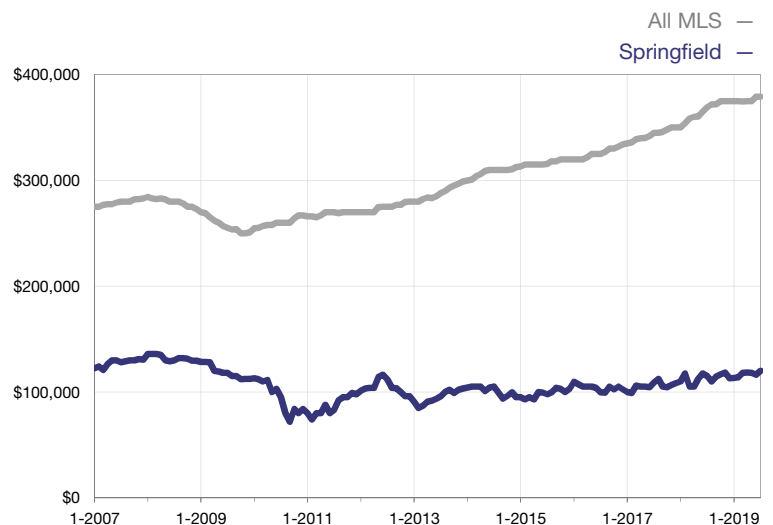
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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