

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	77	73	- 5.2%	1,254	1,302	+ 3.8%
Closed Sales	98	102	+ 4.1%	1,273	1,290	+ 1.3%
Median Sales Price*	\$155,338	\$172,250	+ 10.9%	\$160,000	\$170,000	+ 6.3%
Inventory of Homes for Sale	273	164	- 39.9%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	62	37	- 40.3%	49	46	- 6.1%
Percent of Original List Price Received*	96.6%	97.5%	+ 0.9%	97.4%	98.3%	+ 0.9%
New Listings	72	63	- 12.5%	1,604	1,546	- 3.6%

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

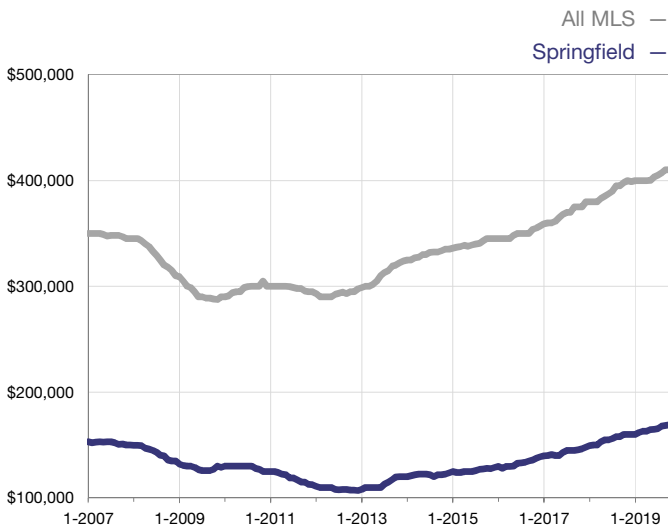
Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	7	+ 40.0%	75	88	+ 17.3%
Closed Sales	8	11	+ 37.5%	71	88	+ 23.9%
Median Sales Price*	\$81,000	\$90,000	+ 11.1%	\$113,000	\$119,500	+ 5.8%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	41	55	+ 34.1%	50	57	+ 14.0%
Percent of Original List Price Received*	92.8%	94.6%	+ 1.9%	95.3%	94.0%	- 1.4%
New Listings	2	5	+ 150.0%	98	107	+ 9.2%

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

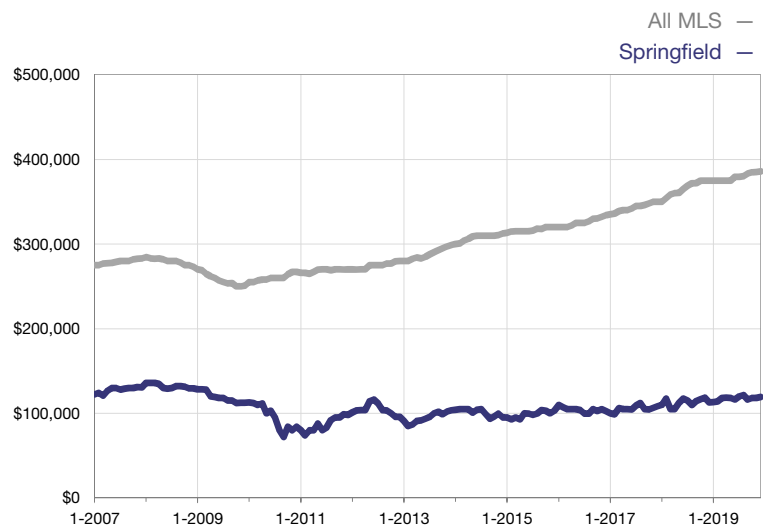
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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