

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	83	119	+ 43.4%	381	422	+ 10.8%
Closed Sales	85	98	+ 15.3%	323	369	+ 14.2%
Median Sales Price*	\$190,000	\$227,500	+ 19.7%	\$183,000	\$217,500	+ 18.9%
Inventory of Homes for Sale	159	76	- 52.2%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	43	32	- 25.6%	51	36	- 29.4%
Percent of Original List Price Received*	101.1%	104.9%	+ 3.8%	97.5%	102.4%	+ 5.0%
New Listings	84	139	+ 65.5%	432	451	+ 4.4%

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

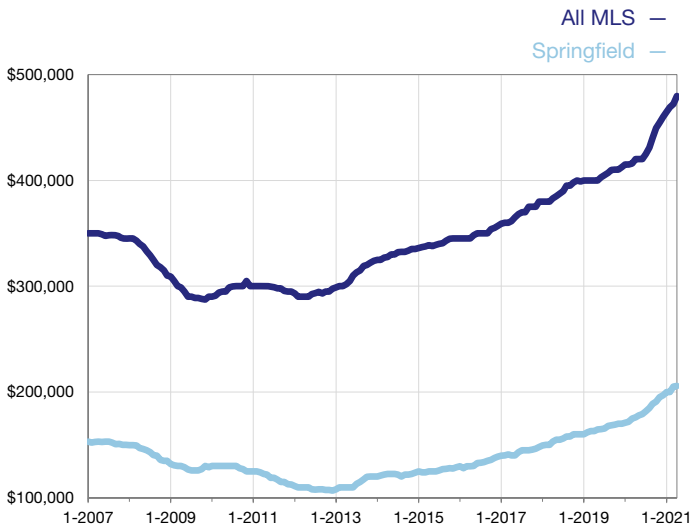
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	6	0.0%	30	30	0.0%
Closed Sales	8	10	+ 25.0%	24	28	+ 16.7%
Median Sales Price*	\$142,750	\$143,500	+ 0.5%	\$115,450	\$130,200	+ 12.8%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	63	28	- 55.6%	74	32	- 56.8%
Percent of Original List Price Received*	98.6%	100.7%	+ 2.1%	94.7%	99.9%	+ 5.5%
New Listings	6	9	+ 50.0%	31	29	- 6.5%

* 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

