

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Springfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	108	149	+ 38.0%	489	562	+ 14.9%
Closed Sales	104	92	- 11.5%	427	465	+ 8.9%
Median Sales Price*	\$189,000	\$230,000	+ 21.7%	\$184,000	\$220,000	+ 19.6%
Inventory of Homes for Sale	159	69	- 56.6%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	48	28	- 41.7%	50	34	- 32.0%
Percent of Original List Price Received*	100.2%	104.6%	+ 4.4%	98.2%	102.8%	+ 4.7%
New Listings	126	137	+ 8.7%	558	588	+ 5.4%

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

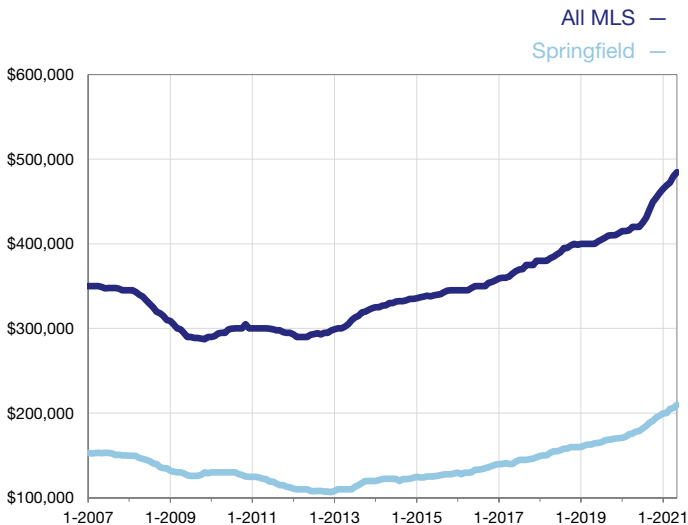
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	11	+ 83.3%	36	41	+ 13.9%
Closed Sales	8	6	- 25.0%	32	34	+ 6.3%
Median Sales Price*	\$145,750	\$146,500	+ 0.5%	\$125,000	\$134,250	+ 7.4%
Inventory of Homes for Sale	18	4	- 77.8%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	30	48	+ 60.0%	63	34	- 46.0%
Percent of Original List Price Received*	102.4%	96.9%	- 5.4%	96.6%	99.4%	+ 2.9%
New Listings	9	11	+ 22.2%	40	40	0.0%

\* 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

