

Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	97	95	- 2.1%	97	95	- 2.1%
Closed Sales	99	81	- 18.2%	99	81	- 18.2%
Median Sales Price*	\$210,000	\$232,500	+ 10.7%	\$210,000	\$232,500	+ 10.7%
Inventory of Homes for Sale	115	59	- 48.7%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	42	34	- 19.0%	42	34	- 19.0%
Percent of Original List Price Received*	102.1%	100.5%	- 1.6%	102.1%	100.5%	- 1.6%
New Listings	95	77	- 18.9%	95	77	- 18.9%

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

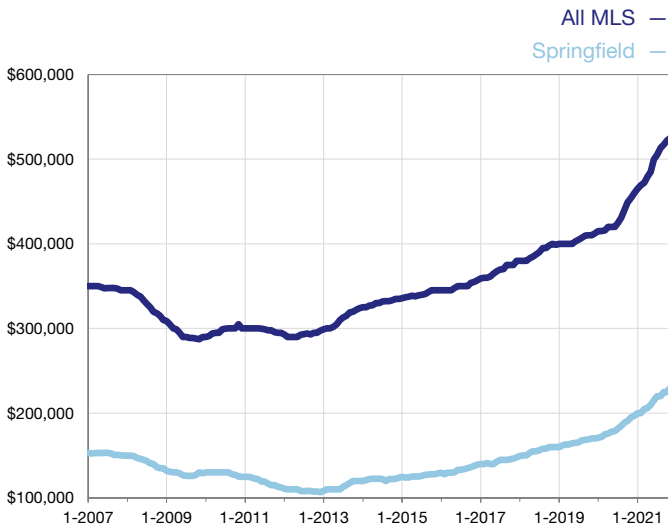
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	6	- 25.0%	8	6	- 25.0%
Closed Sales	7	3	- 57.1%	7	3	- 57.1%
Median Sales Price*	\$149,500	\$125,000	- 16.4%	\$149,500	\$125,000	- 16.4%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	47	26	- 44.7%	47	26	- 44.7%
Percent of Original List Price Received*	97.8%	107.1%	+ 9.5%	97.8%	107.1%	+ 9.5%
New Listings	7	7	0.0%	7	7	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

