

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Springfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	76	79	+ 3.9%	160	142	- 11.3%
Closed Sales	75	54	- 28.0%	162	119	- 26.5%
Median Sales Price*	\$243,000	\$246,000	+ 1.2%	\$236,200	\$250,000	+ 5.8%
Inventory of Homes for Sale	136	85	- 37.5%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	42	45	+ 7.1%	38	41	+ 7.9%
Percent of Original List Price Received*	102.4%	97.6%	- 4.7%	101.5%	98.3%	- 3.2%
New Listings	116	67	- 42.2%	194	146	- 24.7%

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

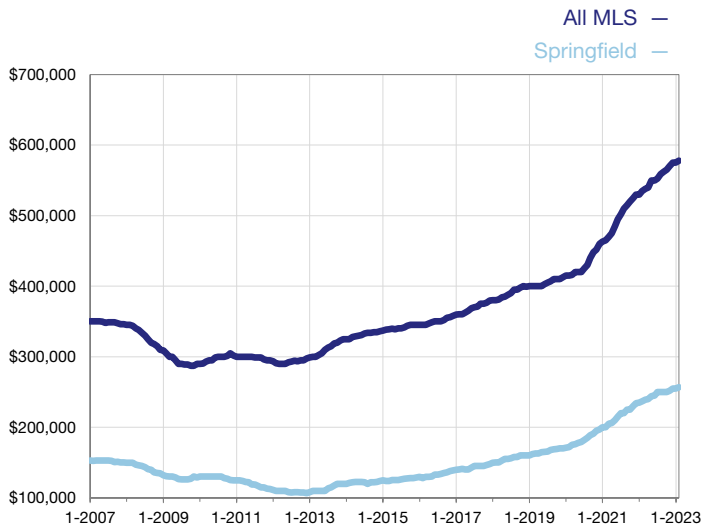
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	13	15	+ 15.4%
Closed Sales	6	9	+ 50.0%	10	17	+ 70.0%
Median Sales Price*	\$156,000	\$112,000	- 28.2%	\$134,050	\$180,000	+ 34.3%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.7	0.2	- 88.2%	--	--	--
Cumulative Days on Market Until Sale	22	25	+ 13.6%	24	33	+ 37.5%
Percent of Original List Price Received*	98.3%	102.3%	+ 4.1%	101.1%	101.3%	+ 0.2%
New Listings	9	4	- 55.6%	16	7	- 56.3%

\* 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

