

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	103	92	- 10.7%	377	302	- 19.9%
Closed Sales	101	71	- 29.7%	361	261	- 27.7%
Median Sales Price*	\$257,000	\$250,000	- 2.7%	\$244,000	\$245,000	+ 0.4%
Inventory of Homes for Sale	139	83	- 40.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 15.6%	34	43	+ 26.5%
Percent of Original List Price Received*	103.5%	102.2%	- 1.3%	102.8%	99.2%	- 3.5%
New Listings	127	92	- 27.6%	439	323	- 26.4%

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

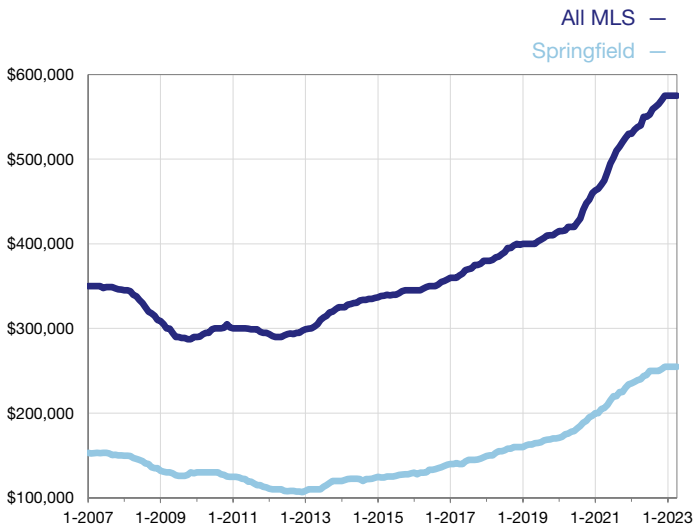
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	35	27	- 22.9%
Closed Sales	16	6	- 62.5%	33	29	- 12.1%
Median Sales Price*	\$102,500	\$206,950	+ 101.9%	\$125,000	\$189,000	+ 51.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	48	+ 84.6%	27	40	+ 48.1%
Percent of Original List Price Received*	98.7%	99.8%	+ 1.1%	100.2%	101.3%	+ 1.1%
New Listings	3	6	+ 100.0%	34	20	- 41.2%

* 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

