

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Springfield

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	97	99	+ 2.1%	581	491	- 15.5%
Closed Sales	124	101	- 18.5%	579	445	- 23.1%
Median Sales Price*	\$261,750	\$280,000	+ 7.0%	\$251,000	\$260,000	+ 3.6%
Inventory of Homes for Sale	173	70	- 59.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	30	38	+ 26.7%
Percent of Original List Price Received*	106.5%	103.5%	- 2.8%	104.1%	100.8%	- 3.2%
New Listings	141	83	- 41.1%	707	514	- 27.3%

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

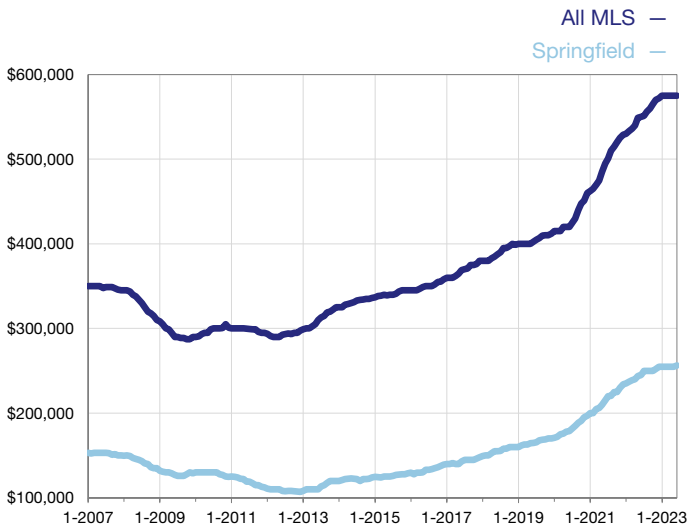
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	53	38	- 28.3%
Closed Sales	8	2	- 75.0%	48	36	- 25.0%
Median Sales Price*	\$195,000	\$180,000	- 7.7%	\$161,250	\$188,500	+ 16.9%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	2.5	0.4	- 84.0%	--	--	--
Cumulative Days on Market Until Sale	16	29	+ 81.3%	25	35	+ 40.0%
Percent of Original List Price Received*	107.2%	107.4%	+ 0.2%	102.3%	102.9%	+ 0.6%
New Listings	16	9	- 43.8%	68	32	- 52.9%

\* 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

