

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Springfield

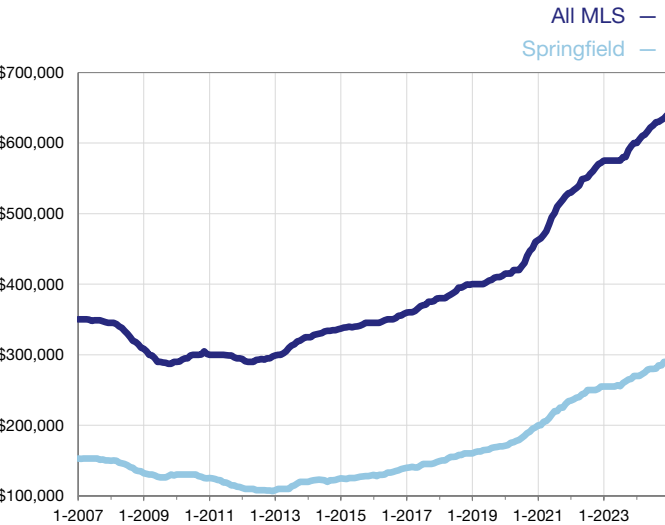
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	73	65	- 11.0%	912	885	- 3.0%
Closed Sales	90	89	- 1.1%	931	873	- 6.2%
Median Sales Price*	\$270,500	\$285,000	+ 5.4%	\$270,000	\$290,000	+ 7.4%
Inventory of Homes for Sale	124	106	- 14.5%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	35	38	+ 8.6%	34	35	+ 2.9%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	101.4%	101.7%	+ 0.3%
New Listings	54	49	- 9.3%	1,053	1,037	- 1.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	7	+ 600.0%	66	70	+ 6.1%
Closed Sales	6	4	- 33.3%	74	52	- 29.7%
Median Sales Price*	\$195,000	\$250,250	+ 28.3%	\$186,500	\$218,000	+ 16.9%
Inventory of Homes for Sale	11	37	+ 236.4%	--	--	--
Months Supply of Inventory	2.0	6.3	+ 215.0%	--	--	--
Cumulative Days on Market Until Sale	18	44	+ 144.4%	28	37	+ 32.1%
Percent of Original List Price Received*	103.6%	97.2%	- 6.2%	103.0%	100.7%	- 2.2%
New Listings	3	5	+ 66.7%	69	106	+ 53.6%

\* 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

