

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Springfield

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	58	63	+ 8.6%	874	893	+ 2.2%
Closed Sales	89	87	- 2.2%	877	875	- 0.2%
Median Sales Price*	\$285,000	\$300,000	+ 5.3%	\$290,000	\$300,000	+ 3.4%
Inventory of Homes for Sale	128	134	+ 4.7%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	49	+ 28.9%	35	39	+ 11.4%
Percent of Original List Price Received*	99.0%	99.8%	+ 0.8%	101.7%	100.8%	- 0.9%
New Listings	48	56	+ 16.7%	1,035	1,087	+ 5.0%

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

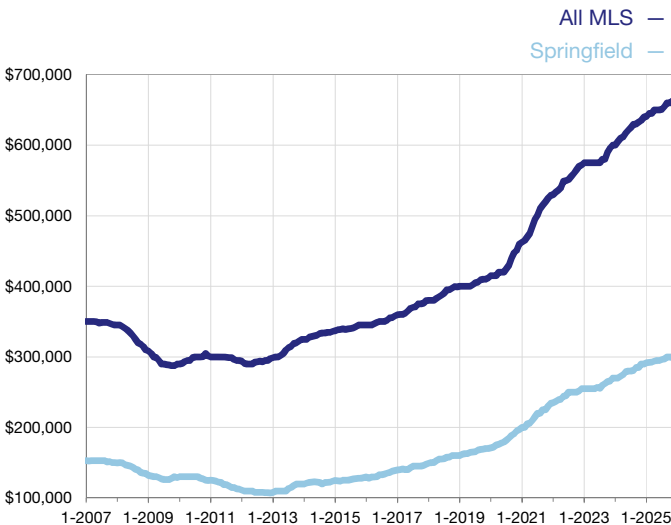
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	9	+ 80.0%	68	103	+ 51.5%
Closed Sales	4	7	+ 75.0%	52	109	+ 109.6%
Median Sales Price*	\$250,250	\$206,000	- 17.7%	\$218,000	\$207,000	- 5.0%
Inventory of Homes for Sale	40	22	- 45.0%	--	--	--
Months Supply of Inventory	7.1	2.6	- 63.4%	--	--	--
Cumulative Days on Market Until Sale	44	169	+ 284.1%	37	85	+ 129.7%
Percent of Original List Price Received*	97.2%	97.6%	+ 0.4%	100.7%	98.3%	- 2.4%
New Listings	5	9	+ 80.0%	106	103	- 2.8%

\* 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

