

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Springfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	58	79	+ 36.2%	119	145	+ 21.8%
Closed Sales	47	56	+ 19.1%	111	112	+ 0.9%
Median Sales Price*	\$275,000	\$299,450	+ 8.9%	\$285,000	\$300,000	+ 5.3%
Inventory of Homes for Sale	130	94	- 27.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	57	+ 23.9%	42	54	+ 28.6%
Percent of Original List Price Received*	99.4%	98.0%	- 1.4%	99.6%	98.1%	- 1.5%
New Listings	60	68	+ 13.3%	143	122	- 14.7%

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

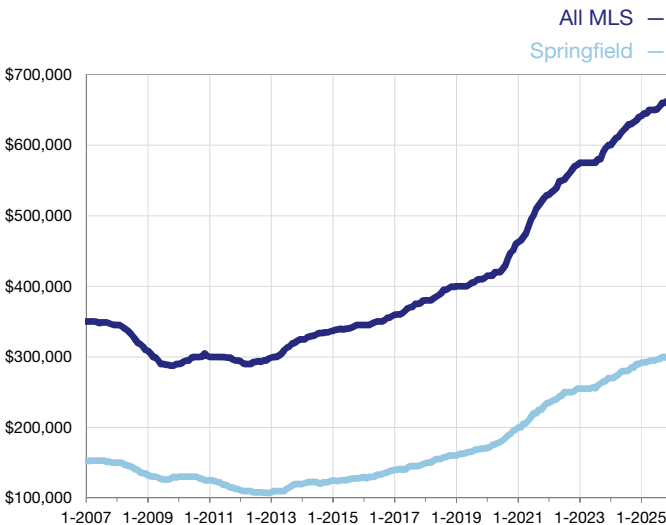
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	9	+ 28.6%	12	19	+ 58.3%
Closed Sales	5	6	+ 20.0%	21	12	- 42.9%
Median Sales Price*	\$207,000	\$200,500	- 3.1%	\$189,000	\$195,000	+ 3.2%
Inventory of Homes for Sale	46	16	- 65.2%	--	--	--
Months Supply of Inventory	8.1	1.8	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	137	220	+ 60.6%	101	182	+ 80.2%
Percent of Original List Price Received*	99.8%	99.3%	- 0.5%	98.2%	99.1%	+ 0.9%
New Listings	12	4	- 66.7%	18	13	- 27.8%

\* 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

