

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	75	114	+ 52.0%	274	316	+ 15.3%
Closed Sales	68	74	+ 8.8%	243	248	+ 2.1%
Median Sales Price*	\$295,000	\$317,450	+ 7.6%	\$285,000	\$305,000	+ 7.0%
Inventory of Homes for Sale	145	125	- 13.8%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	46	45	- 2.2%	41	52	+ 26.8%
Percent of Original List Price Received*	100.9%	100.3%	- 0.6%	100.3%	98.6%	- 1.7%
New Listings	109	129	+ 18.3%	337	349	+ 3.6%

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

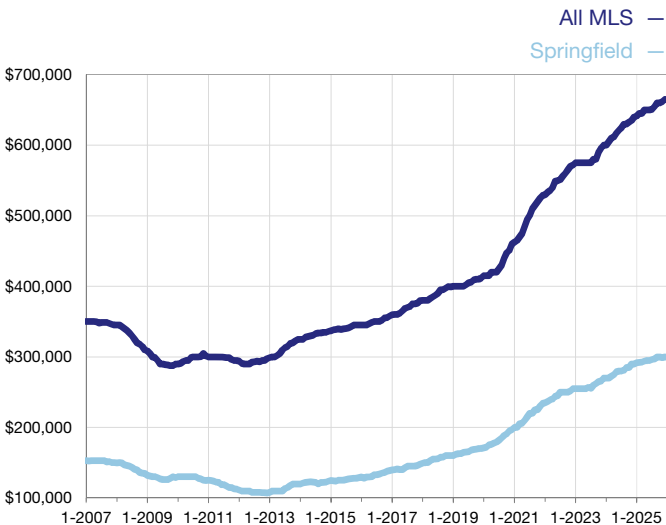
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	11	+ 22.2%	35	37	+ 5.7%
Closed Sales	7	8	+ 14.3%	35	31	- 11.4%
Median Sales Price*	\$200,000	\$192,950	- 3.5%	\$199,900	\$205,000	+ 2.6%
Inventory of Homes for Sale	43	12	- 72.1%	--	--	--
Months Supply of Inventory	6.2	1.4	- 77.4%	--	--	--
Cumulative Days on Market Until Sale	21	201	+ 857.1%	79	159	+ 101.3%
Percent of Original List Price Received*	100.2%	94.9%	- 5.3%	98.8%	96.8%	- 2.0%
New Listings	6	11	+ 83.3%	38	30	- 21.1%

* 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

