

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

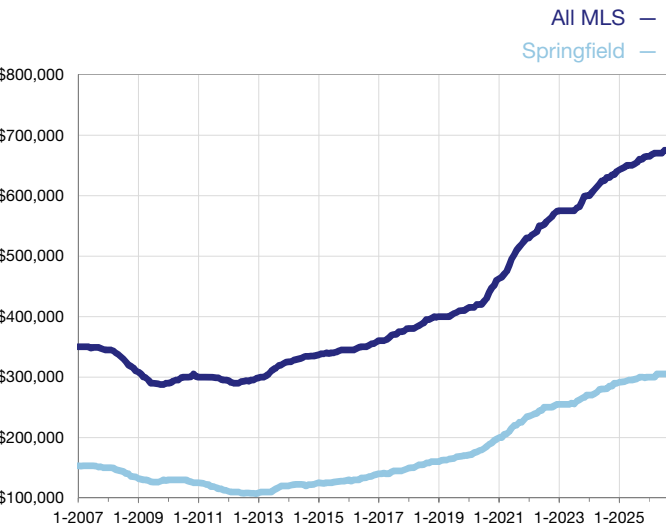
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	89	103	+ 15.7%	594	700	+ 17.8%
Closed Sales	84	104	+ 23.8%	569	640	+ 12.5%
Median Sales Price*	\$310,000	\$314,150	+ 1.3%	\$299,900	\$307,000	+ 2.4%
Inventory of Homes for Sale	184	142	- 22.8%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	31	40	+ 29.0%	37	43	+ 16.2%
Percent of Original List Price Received*	103.0%	101.7%	- 1.3%	101.3%	100.5%	- 0.8%
New Listings	108	102	- 5.6%	745	796	+ 6.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	77	57	- 26.0%
Closed Sales	5	4	- 20.0%	80	58	- 27.5%
Median Sales Price*	\$208,000	\$228,750	+ 10.0%	\$206,000	\$206,000	0.0%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	3.4	4.7	+ 38.2%	--	--	--
Cumulative Days on Market Until Sale	28	32	+ 14.3%	73	143	+ 95.9%
Percent of Original List Price Received*	102.6%	96.8%	- 5.7%	98.4%	96.9%	- 1.5%
New Listings	6	7	+ 16.7%	71	75	+ 5.6%

* 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

