

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Springfield

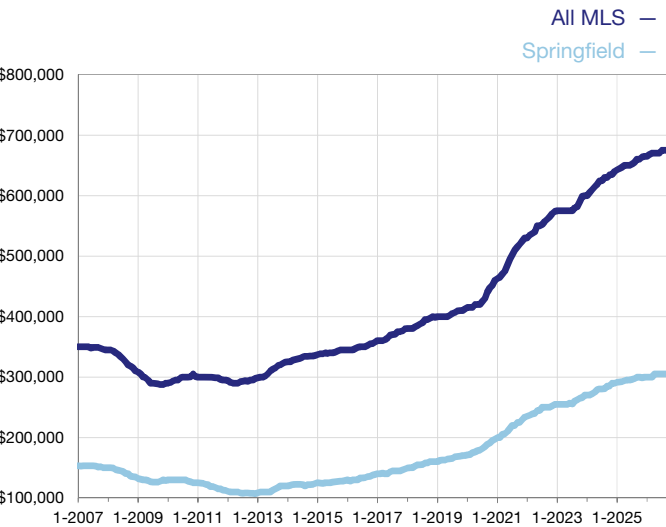
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	77	82	+ 6.5%	671	765	+ 14.0%
Closed Sales	73	84	+ 15.1%	642	726	+ 13.1%
Median Sales Price*	\$300,000	\$305,000	+ 1.7%	\$300,000	\$306,500	+ 2.2%
Inventory of Homes for Sale	187	163	- 12.8%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	38	32	- 15.8%	37	41	+ 10.8%
Percent of Original List Price Received*	101.0%	100.2%	- 0.8%	101.3%	100.5%	- 0.8%
New Listings	89	112	+ 25.8%	834	905	+ 8.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	81	67	- 17.3%
Closed Sales	10	3	- 70.0%	90	62	- 31.1%
Median Sales Price*	\$227,000	\$180,000	- 20.7%	\$207,500	\$206,000	- 0.7%
Inventory of Homes for Sale	31	27	- 12.9%	--	--	--
Months Supply of Inventory	3.4	3.8	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	81	19	- 76.5%	74	136	+ 83.8%
Percent of Original List Price Received*	100.2%	97.8%	- 2.4%	98.6%	96.9%	- 1.7%
New Listings	5	8	+ 60.0%	76	83	+ 9.2%

* 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

