Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Springfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	82	**63**	- 23.2%	753	**810**	+ 7.6%
Closed Sales	77	**67**	- 13.0%	719	**793**	+ 10.3%
Median Sales Price*	$305,000	**$301,000**	- 1.3%	$300,000	**$305,000**	+ 1.7%
Inventory of Homes for Sale	203	**204**	+ 0.5%	--	--	--
Months Supply of Inventory	2.8	**2.6**	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	38	**36**	- 5.3%	37	**41**	+ 10.8%
Percent of Original List Price Received*	99.0%	**100.8%**	+ 1.8%	101.1%	**100.5%**	- 0.6%
New Listings	118	**104**	- 11.9%	952	**1,007**	+ 5.8%

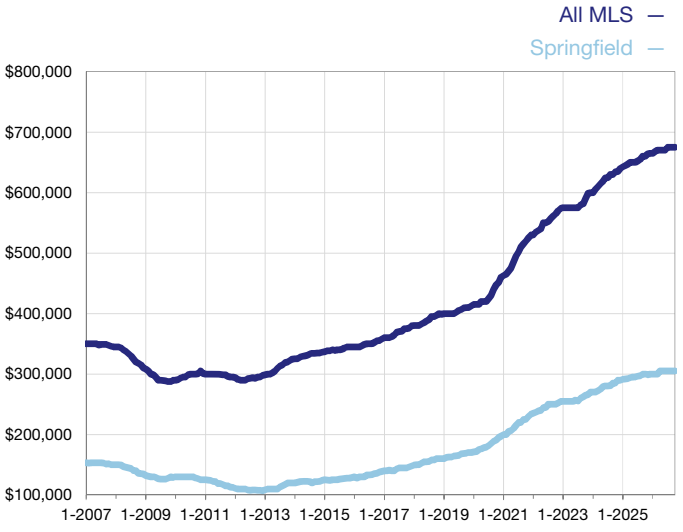
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

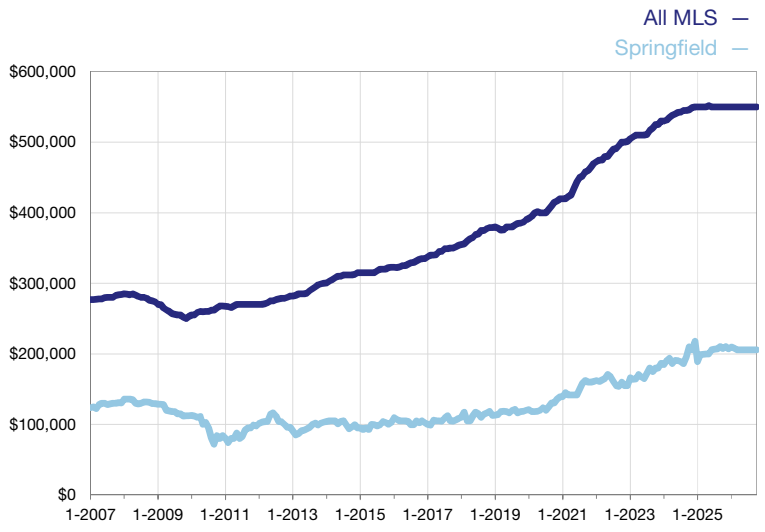
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**15**	+ 114.3%	88	**80**	- 9.1%
Closed Sales	5	**10**	+ 100.0%	95	**72**	- 24.2%
Median Sales Price*	$192,500	**$225,000**	+ 16.9%	$207,000	**$206,000**	- 0.5%
Inventory of Homes for Sale	35	**19**	- 45.7%	--	--	--
Months Supply of Inventory	4.2	**2.5**	- 40.5%	--	--	--
Cumulative Days on Market Until Sale	64	**65**	+ 1.6%	73	**127**	+ 74.0%
Percent of Original List Price Received*	94.4%	**94.3%**	- 0.1%	98.4%	**96.6%**	- 1.8%
New Listings	14	**13**	- 7.1%	90	**96**	+ 6.7%

* 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



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