

Welcome to Springfield

RELOCATION PLANNER



MOVING MEDICINE
Greater Springfield

*TOWN VIBES, GREAT EATS, RECREATION, COST OF LIVING,
SCHOOL AND SAFETY INFO, INSIDER TIPS AND MORE!!
ALL TO HELP MAKE YOUR MOVE TO BEAUTIFUL
WESTERN MASSACHUSETTS FABULOUS!*



DRS Agent™

WILLIAM RAVEIS
Real Estate

Created by: Shaun McLean, Esq.
ASSOCIATE BROKER

WELCOME TO SPRINGFIELD

GUIDE CREATOR

Hello! Because my daughter matched to Pediatrics at UChicago in 2022 and accepted an attending position in Massachusetts in 2025, I understand firsthand what matters most to physicians, residents, and fellows during relocation. I am a real estate broker who specializes in helping doctors move to the Greater Springfield area, an attorney, and a local resident for more than 40 years. With that perspective, I created this guide to support you the way I would want my own daughter supported as she moves through each stage of her medical career. If you are thinking about buying a home, I have excellent resources to make the process smooth and successful. And if you have questions about moving to this beautiful part of Western Massachusetts, I am always happy to help. Just ask!



Shaun McLean

MOVING MEDICINE
Greater Springfield



WELCOME TO SPRINGFIELD

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GET TO KNOW THE SPRINGFIELD AREA

Quick facts about Hampden County

Population: 466,00

Percent of owner occupied housing: 62%

Households with internet: 87%

Percent of people with minimum 4 year degree: 27%

Persons without health insurance: 4.3%

For more facts see: [census.gov/quickfact](https://www.census.gov/quickfact)

Check out the politics of a particular town:

[wbur.org/news/2020/11/03/2020-massachusetts-election-map](https://www.wbur.org/news/2020/11/03/2020-massachusetts-election-map)

Massachusetts Basics

Information for new residents—getting a driver's license, registering a motor vehicle, how and where to vote, tax information, and other state topics -

sec.state.ma.us/cis/ciswel/weltomas.htm

Schools & Safety

Massachusetts students are #1 in the country. Use these websites to find reports for specific public, private, or charter schools:

profiles.doe.mass.edu niche.com greatschools.org

Local crime statistics are collected at these websites:

cityprotect.com crimegrade.org



TOWN VIBES*

MOST FUN

Northampton - lively night scene, great eats, art

Easthampton - a lot like Northampton, but less convenient to Rt. 91

MOST FAMILY FRIENDLY

Longmeadow - beautiful, sidewalks everywhere, with lots of parks and playgrounds

Runner ups: West Springfield, Agawam, and Wilbraham (fartherst away)

MOST MIXED

South Hadley - pretty with small nice retail area across from Mt.Holyoke College, including great cinema

Westfield - Westfield State University is in town so the downtown has a little bit of college flair, coffee shops, eats, etc.

West Springfield - A lot of all peoples and big box stores

MOST CITY - NEIGHBORHOODS MATTER

Springfield - Worthington Street bars can be fun. Springfield Symphony Hall & MGM Casino get great live entertainment. My favorite neighborhoods are listed on the next page.

Chicopee - affordable and can be super close to BMC

Holyoke - halfway between BMC and Northampton

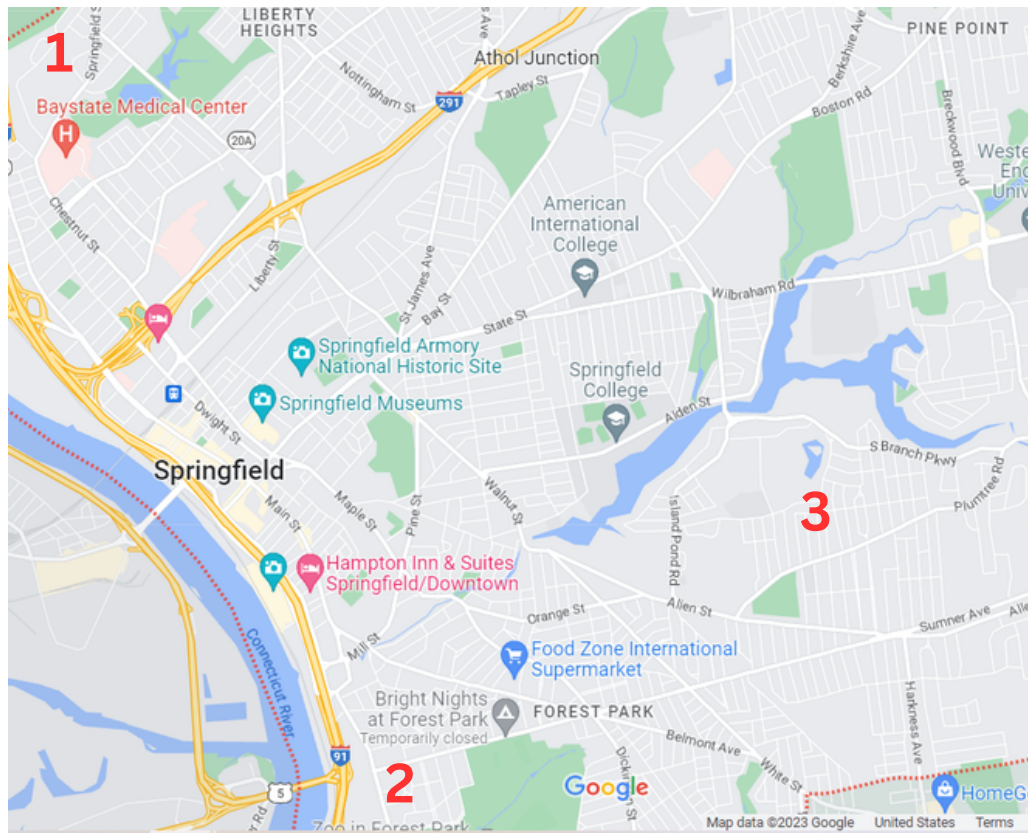
Enfield, CT - RT 91 makes it a quick commute

*Solely the views of the author



A sampling of my
**FAVORITE SPRINGFIELD
NEIGHBORHOODS**

1. Atwater Park-across from the hospital, great old homes.
2. Cozy Corner in the Forest Park neighborhood
3. East Forest Park-portion bounded by Island Pond Road, S. Branch Parkway, Allen Street & Sumner Ave., and Bradley Road - nice area affordable homes decent commute.
4. Sixteen Acres-nice affordable homes, commute across urban sprawl can be longer (off map)
5. Indian Orchard-especially dead-end streets south of Acton Street, commute can be longer. (off map)



RECREATION*

BEAUTIFUL WALKS & HIKES

Forest Park, Springfield-tennis, short hikes, even a zoo!

Skinner State Park, South Hadley-hike through woods or paved road ~2 miles to the Summit House (1800's hotel) at the top with the most amazing views of the valley-a favorite spot in Western Mass!

Peace Pagoda, Leverett-short hike to this amazing spot.

Mt. Tom State Reservation, Holyoke-tons of trails, summit hikes, picnics

Bear Hole Reservoir, West Springfield-short hikes around nice reservoir.

Quabbin Reservoir, Belchertown-huge area of trails around reservoir created to serve Boston by flooding and covering four towns.

GYMS

There are lots of gyms and this list includes a few I like close to BMC

Healthtrax, West Springfield-has a pool and basketball court

Planet Fitness-various locations

YMCA, Springfield-super close to BMC, very popular

Jewish Community Center, Longmeadow-very popular

Conca Fitness, West Springfield-training & classes, more expensive

OTHER ACTIVITIES

Biking-road, mountain, cyclocross-text me for great spots!

Skiing-cross country, downhill ~1 hour away minimum

Swimming-state parks with lake beaches

Snowshoeing, snowmobiling, kayaking, canoeing, water skiing

Horseback riding-AJStables, Westfield

*Solely the views of the author



FOOD SCENE*

NEAR THE HOSPITAL

SPRINGFIELD

Red Rose Pizzeria-*can accommodate huge groups*
Nadims-*very popular downtown Middle Eastern cuisine*
Cedars Food Mart and Grill Halal-*supposed to be the best halal takeout*
Cajun on the Go-Chef Wayne's Big Mamou-*great cajun food*
The X (Sumner Ave & Belmont)-*Pho Saigon, Vinh Chau, Bamboo House*
Frigo's-*huge variety of great takeout anything*
Max's Tavern-*popular chain*

WEST SPRINGFIELD

Calabrese Market & Deli-*yummy takeout/eat-in*
Pintu's-*Indian classic with delicious flavors*
Bella Napoli/bNapoli-*takeout pizza, raves for their sit down dinners*
Crepes Tea House-*really good crepes and fun atmosphere*
Taste of Lebanon-*a popular spot*
Caffeines-*fancy good dinner*
Memo's-*classic breakfast & lunch joint*
Classic Burger-*what it says with beer!*
Clementine's Brick Oven-*big flavorful salads*

CHICOPEE

Frontera's Grill - Mexican-*good cheap and fast!!*

*Solely the views of the author-real insider's tips here!!



FOOD SCENE*

WITH A LITTLE TRAVEL

NORTHAMPTON - FAN FAVORITE FOR FOOD & FUN

Order at the counter:

Local Burger - I can't help it - I'm a burger girl!!

Woodstar Cafe - breakfast, lunch, light dinner-

The Nantucket is my favorite, and love the green smoothy with protein - but it's all good!!

Bueno Y Sano - Mexican - usually fast, moderate price

Sit down:

The Brewery - what it sounds like plus food. Fun!

India House - great aroma and decor

Bombay Royale - easy

Spoletto's - Italian and more - fancy'ish inside with casual patio

Joe's Pizza - been here since WWII - something must be right!

Fitzwilly's - where college kids bring their parents-1898 building

Union Station - great outside seating with live music sometimes

Paul & Elizabeths - vegetarian

Gombo - new cajun spot

Coffee and/or dessert:

Tart - bakery and coffee

Shelburne Falls Coffee Roasters - what it sounds like

Herrell's Ice Cream - The best Ice cream ever!!!!!!!

Iconica - very odd decor - worth seeing. Yummy cake.

GET TO KNOW GREATER SPRINGFIELD REAL ESTATE

Q-4 2025 STATS

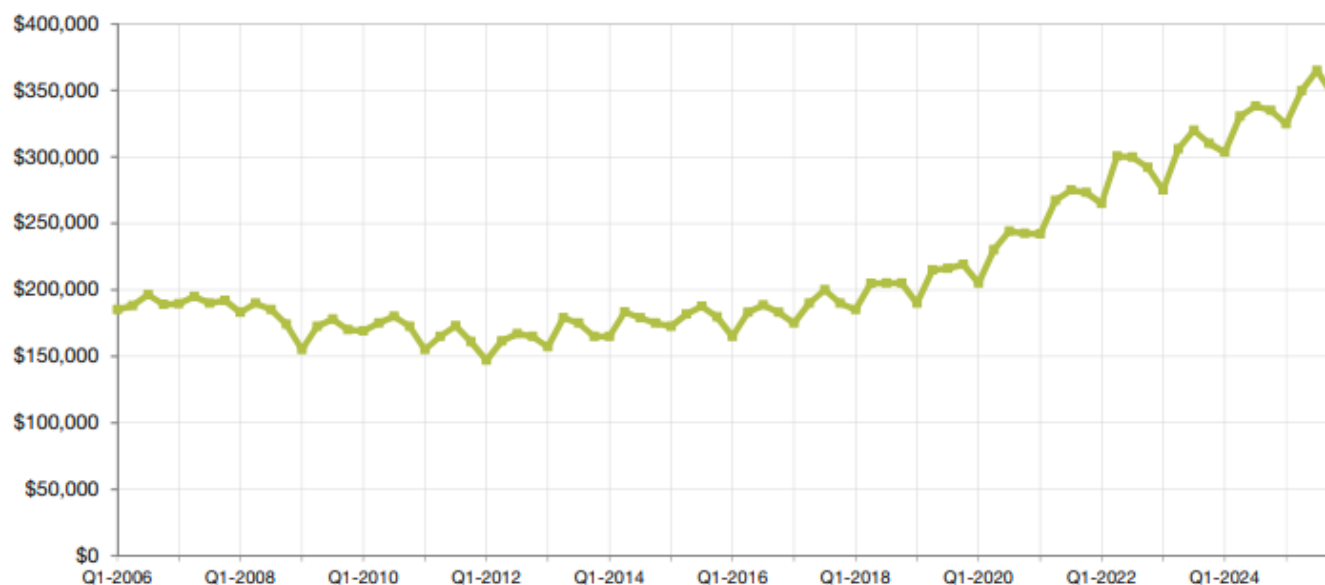
Hampden County

Key Metrics	Q4-2025	1-Yr Chg
Median Sales Price	\$347,500	+ 3.7%
Average Sales Price	\$382,762	+ 2.5%
Pct. of Orig. Price Rec'd.	99.5%	- 0.1%
Homes for Sale	405	- 3.6%
Closed Sales	808	- 3.9%
Months Supply	1.6	- 3.5%
Days on Market	38	+ 10.7%

Market Activity



Historical Median Sales Price for Hampden County



PRETTY GRAPHS FROM MLS PROPERTY INFORMATION NETWORK, INC.

CURRENT DATA SNAPSHOT

Hampden County

February 2026

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	183	217	+ 18.6%	369	401	+ 8.7%
Closed Sales	173	180	+ 4.0%	370	353	- 4.6%
Median Sales Price*	\$320,000	\$337,000	+ 5.3%	\$320,000	\$339,000	+ 5.9%
Inventory of Homes for Sale	380	278	- 26.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	50	50	0.0%	48	53	+ 10.4%
Percent of Original List Price Received*	98.0%	98.9%	+ 0.9%	97.9%	98.4%	+ 0.5%
New Listings	189	168	- 11.1%	406	374	- 7.9%

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

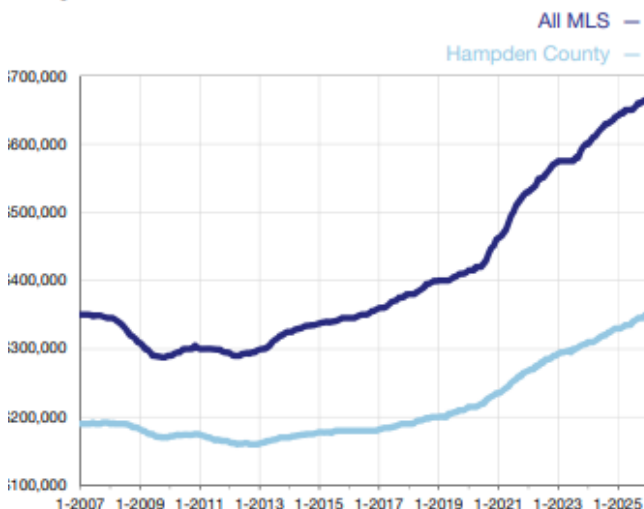
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	45	29	- 35.6%	64	69	+ 7.8%
Closed Sales	25	29	+ 16.0%	66	59	- 10.6%
Median Sales Price*	\$225,000	\$250,500	+ 11.3%	\$222,500	\$245,000	+ 10.1%
Inventory of Homes for Sale	88	55	- 37.5%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	78	77	- 1.3%	62	68	+ 9.7%
Percent of Original List Price Received*	100.2%	97.1%	- 3.1%	98.8%	97.6%	- 1.2%
New Listings	34	26	- 23.5%	71	54	- 23.9%

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

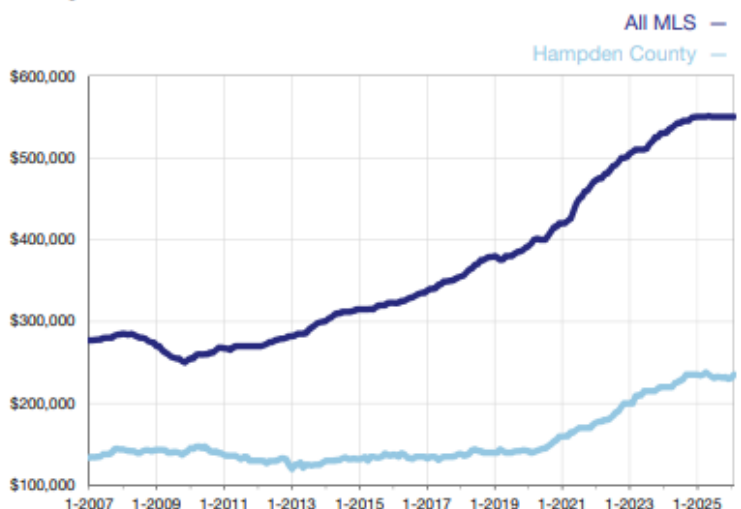
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



FINDING A HOME

STEP 1: FIND YOUR REALTOR

Oh look... here she is...

Moving to Springfield for Baystate? I Help Physicians Find Home.

If you're a resident, fellow, or attending relocating to Baystate Medical Center or the Greater Springfield, Massachusetts area, you're in the right place.

I'm an attorney, longtime Western Massachusetts resident, and real estate broker who specializes in physician relocation.



I'm also the proud mother of a physician who matched into Pediatrics at the University of Chicago and is now an attending in Boston. Watching my daughter and her partner navigate Match Day, residency, fellowship, and multiple relocations gave me firsthand insight into how demanding these transitions can be. Because of that, I focus on making the process efficient, responsive, and as stress-free as possible for busy physicians.

My husband Tim, a retired teacher, works with me so clients can see homes when their schedules allow, and I maintain strong relationships with physician loan lenders and trusted local banks to make purchasing a home during training or early career easier.

If you have questions about homes near Baystate Medical Center, Springfield neighborhoods, physician mortgages, or relocating to Western Massachusetts, I'm always happy to help.

Welcome to Springfield



STEP 2:

Find your Lender

Physician Lenders

TD Bank
Sean Perkins
P: 774-502-6619
E: sean.perkins@td.com

Washington Trust
Matthew Chabot
VP, Private Mortgage Banker
P: 781-328-6713
E: mechabot@washingtontrustmortgage.com

Physician Loans
Offers \$30,000 in personal loans
to medical students
P: 866-375-6267
Website: physicianloans.com

Traditional lenders

Mortgage Network
Mary Quesnel 413-531-6617
mquesnel@mortgage network.com

Northpoint
Kim Provost 413-537-1852,
kprovost@trynorthpoint.com

Applied Mortgage
Lindsay Barron Cell 413-320-1641,
Lbonte@HarborOne.com

Greenfield Savings Bank
Misty Lyons 413-775-8226
MLyons@greenfieldsavings.com

Greenfield Cooperative Bank
Melissa Tetreault, 413-474-0905
mtetreault@greenfieldcoopbank.com

Insiders Tip: When you apply for a mortgage each lender will pull their own credit check which can effect your credit score. If you apply to multiple lenders within approximately a week or so -- it will likely only appear as one completed credit check & limit deductions to your credit score.



Is your lender offering a true 100% Dr. Loan?

Many lenders will claim to have physician loans, but often, these loans come with extra hoops and stipulations that a true physician loan won't have.

Here are four questions you can ask to determine if you are working with a true physician loan lender:

- **Is it 100% financed?**

A true physician loan will typically allow for 100% financing (no money down) on most loans up to \$850,000 for new physicians in training or new practicing physicians.

- **Is there private mortgage insurance (PMI)?**

A true PhysicianLoan does not have PMI of any kind, neither Buyer-paid nor Lender-Paid. Sometimes a lender will claim no PMI, but sneak it in in other ways.

- **Will there be required documentation for your new employment?**

No. Not after Match Day. And this is huge. There are so many things going on immediately following Match Day. The last thing you want to do is spend time chasing down your program director for an employment contract. In addition, it is rare they provide one until the end of summer. Most true physician lenders will use your Match Day letter as proof of employment. SO much easier!

- **How will they view your student loan debt? And will they require documentation showing loan deferment?**

Physician lenders will either not calculate your overall student debt or they will use your estimated expected future IBR for preapproval. Student Loans are given special consideration so that they do not prevent you from getting approved.

STEP 3:

*With guidance and my resources,
buying your home in 3-6 weeks can be seamless!*

1. Finances: Obtain a pre-qualification with a lender (if not buying with cash) and get copies of bank statements (acct. numbers hidden) with funds that will be used to cover closing costs.
2. Find a home: If you are not in town, we can hop on zoom and I can share a map of all the MLS listings curated by your criteria. We can narrow the list and schedule FaceTime showings.
3. Make an offer/offer accepted: Make an offer, negotiate the offer, and have the offer accepted by the seller. An offer requires a deposit, usually \$1000, which is returned if the offer is not accepted.
4. Inspection, etc.: Get the property inspected, find an attorney, and have the funds ready to make a second deposit (often 5%). The entire deposit can be used at closing to cover costs. It may be refunded if the bank does not give final approval for the mortgage.
5. Sign Purchase and Sale Agreement: The purchase and sale agreement (P&S) is reviewed by the attorneys, signed by both parties and the second deposit is due – about 5% of the purchase price (less the first deposit).
6. Mortgage commitment: Give the bank the P&S, finish the mortgage application and obtain a mortgage commitment.
7. Utilities. etc.: Put the utilities in your name, get homeowners insurance, hire movers, pack, eat and sleep.
8. Final walkthrough inspection and closing – usually the same day.
9. **WALK INTO YOUR NEW HOME!!!!**

RENTALS

There are a lot of rentals
in the Greater Springfield Area
and no easy place to find them all.

Here is a list of options many people use.

**westernmass.craigslist.org/search/apa
facebook marketplace**

MAYFIELD PLACE

1 Gardner's Way
Enfield, CT 06082

860-879-3266

*Waiting List – Apply ASAP

No Pets

Approximately 9 miles from BMC/20 min.

STOCKBRIDGE COURT

45 Willow Street
Springfield, MA 01103

413-737-2697

Approximately 2 miles from BMC

THE WILLOWS

19 Lockhouse Road, Westfield, MA 01089

413-889-3050

Allows large breed dogs

Approximately 11.5 miles from BMC/15 min.

OVERLAND LOFTS

151 Chestnut Street, Springfield, MA

leasing@dnpt.net

Approximately 1.8 miles from BMC

Check out my website with live listings:

<https://www.sh ShaunMcCleanRealtor.com/property-type/rentals/>

If you want to know whether these or
other locations meet your needs
please reach out!!



I know
finding a
home is a
serious task.



I also know
how to
have fun
doing it!

Reach out today!