

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	7	- 36.4%	219	195	- 11.0%
Closed Sales	19	16	- 15.8%	218	206	- 5.5%
Median Sales Price*	\$272,000	\$307,750	+ 13.1%	\$280,000	\$297,250	+ 6.2%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	27	62	+ 129.6%	30	30	0.0%
Percent of Original List Price Received*	99.9%	94.9%	- 5.0%	101.9%	103.1%	+ 1.2%
New Listings	10	10	0.0%	230	232	+ 0.9%

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

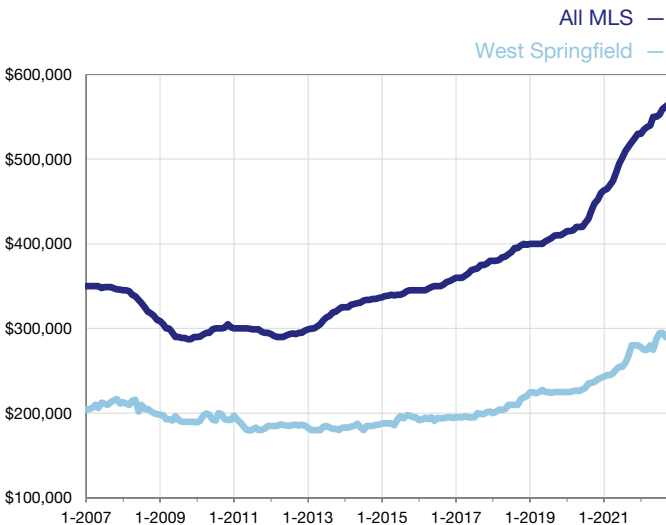
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	47	35	- 25.5%
Closed Sales	3	4	+ 33.3%	50	34	- 32.0%
Median Sales Price*	\$110,000	\$175,000	+ 59.1%	\$110,000	\$177,500	+ 61.4%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	25	39	+ 56.0%	41	28	- 31.7%
Percent of Original List Price Received*	101.6%	95.6%	- 5.9%	101.4%	102.2%	+ 0.8%
New Listings	2	2	0.0%	49	47	- 4.1%

* 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

