

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	11	6	- 45.5%
Closed Sales	16	4	- 75.0%	16	4	- 75.0%
Median Sales Price*	\$255,750	\$252,450	- 1.3%	\$255,750	\$252,450	- 1.3%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	51	69	+ 35.3%	51	69	+ 35.3%
Percent of Original List Price Received*	100.4%	93.2%	- 7.2%	100.4%	93.2%	- 7.2%
New Listings	9	12	+ 33.3%	9	12	+ 33.3%

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

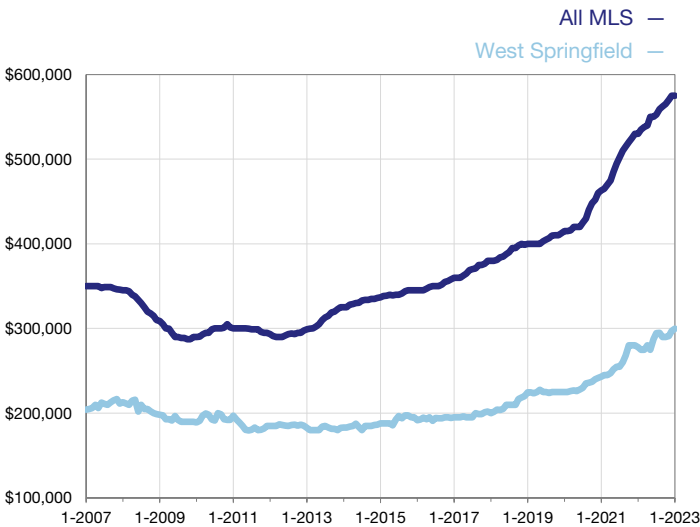
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$317,450	\$109,000	- 65.7%	\$317,450	\$109,000	- 65.7%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	2.6	+ 420.0%	--	--	--
Cumulative Days on Market Until Sale	16	16	0.0%	16	16	0.0%
Percent of Original List Price Received*	107.4%	93.0%	- 13.4%	107.4%	93.0%	- 13.4%
New Listings	1	3	+ 200.0%	1	3	+ 200.0%

* 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

