

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	16	- 11.1%	52	46	- 11.5%
Closed Sales	17	18	+ 5.9%	48	40	- 16.7%
Median Sales Price*	\$240,000	\$243,500	+ 1.5%	\$230,500	\$249,750	+ 8.4%
Inventory of Homes for Sale	37	6	- 83.8%	--	--	--
Months Supply of Inventory	1.6	0.3	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	64	46	- 28.1%	73	50	- 31.5%
Percent of Original List Price Received*	95.7%	98.7%	+ 3.1%	95.6%	98.7%	+ 3.2%
New Listings	26	14	- 46.2%	59	36	- 39.0%

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

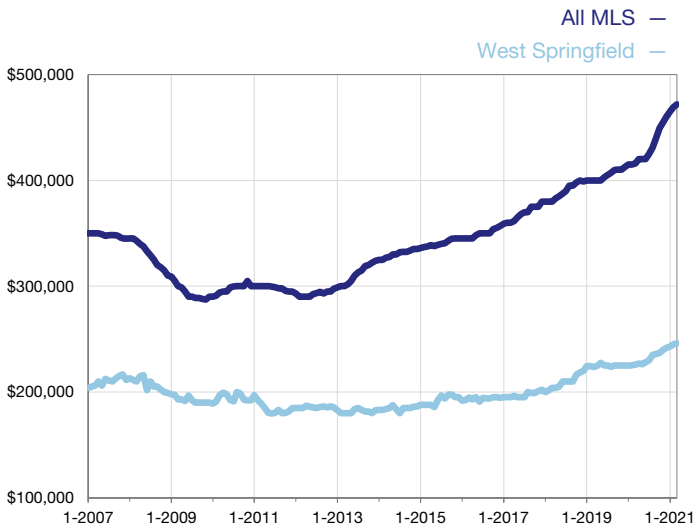
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	4	13	+ 225.0%
Closed Sales	0	6	--	5	12	+ 140.0%
Median Sales Price*	\$0	\$96,000	--	\$70,000	\$96,000	+ 37.1%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	2.2	0.3	- 86.4%	--	--	--
Cumulative Days on Market Until Sale	0	67	--	30	52	+ 73.3%
Percent of Original List Price Received*	0.0%	96.9%	--	97.0%	97.3%	+ 0.3%
New Listings	2	2	0.0%	6	12	+ 100.0%

* 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

