

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	22	0.0%	73	68	- 6.8%
Closed Sales	12	10	- 16.7%	60	51	- 15.0%
Median Sales Price*	\$248,500	\$271,500	+ 9.3%	\$232,250	\$255,000	+ 9.8%
Inventory of Homes for Sale	36	10	- 72.2%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	75	20	- 73.3%	74	43	- 41.9%
Percent of Original List Price Received*	95.4%	106.3%	+ 11.4%	95.6%	100.4%	+ 5.0%
New Listings	21	26	+ 23.8%	80	62	- 22.5%

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

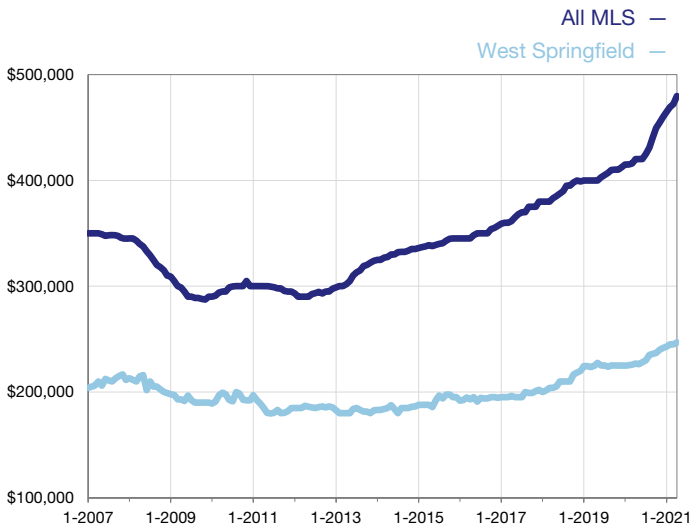
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	5	+ 400.0%	5	18	+ 260.0%
Closed Sales	2	6	+ 200.0%	7	18	+ 157.1%
Median Sales Price*	\$78,000	\$269,950	+ 246.1%	\$70,000	\$99,950	+ 42.8%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.4	0.6	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	8	56	+ 600.0%	23	53	+ 130.4%
Percent of Original List Price Received*	100.5%	101.1%	+ 0.6%	98.0%	98.5%	+ 0.5%
New Listings	5	6	+ 20.0%	11	18	+ 63.6%

* 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

