

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	20	- 23.1%	99	87	- 12.1%
Closed Sales	17	19	+ 11.8%	77	70	- 9.1%
Median Sales Price*	\$247,000	\$295,000	+ 19.4%	\$235,000	\$280,000	+ 19.1%
Inventory of Homes for Sale	32	9	- 71.9%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	28	29	+ 3.6%	64	39	- 39.1%
Percent of Original List Price Received*	100.8%	102.9%	+ 2.1%	96.7%	101.1%	+ 4.6%
New Listings	27	20	- 25.9%	107	82	- 23.4%

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

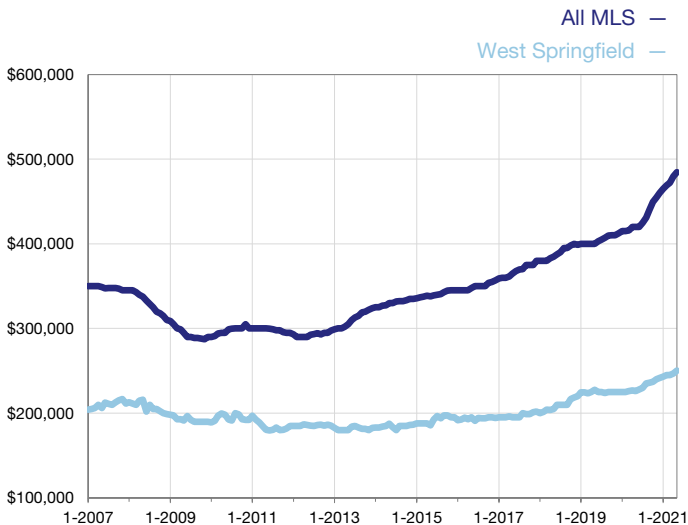
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	8	23	+ 187.5%
Closed Sales	2	3	+ 50.0%	9	21	+ 133.3%
Median Sales Price*	\$211,175	\$92,000	- 56.4%	\$83,000	\$99,900	+ 20.4%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	50	14	- 72.0%	29	48	+ 65.5%
Percent of Original List Price Received*	95.9%	102.4%	+ 6.8%	97.5%	99.1%	+ 1.6%
New Listings	2	3	+ 50.0%	13	21	+ 61.5%

* 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

