

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	12	- 7.7%	208	189	- 9.1%
Closed Sales	23	14	- 39.1%	199	190	- 4.5%
Median Sales Price*	\$275,000	\$287,500	+ 4.5%	\$280,000	\$295,000	+ 5.4%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	31	27	- 12.9%
Percent of Original List Price Received*	100.3%	101.6%	+ 1.3%	102.1%	103.8%	+ 1.7%
New Listings	11	10	- 9.1%	220	222	+ 0.9%

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

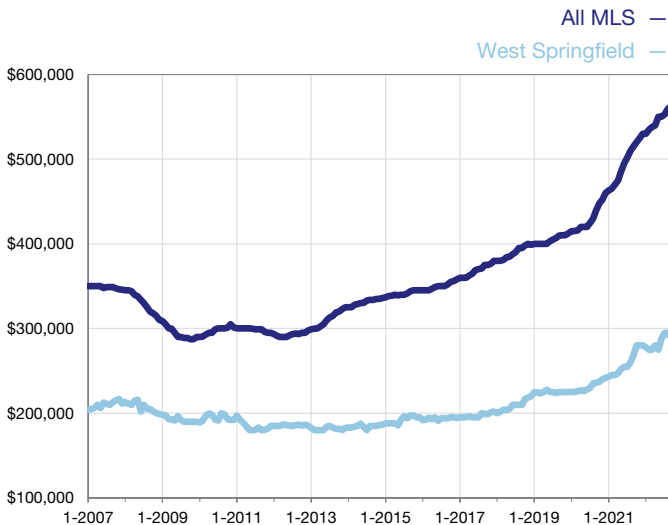
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	3	- 50.0%	47	33	- 29.8%
Closed Sales	4	3	- 25.0%	47	30	- 36.2%
Median Sales Price*	\$450,000	\$385,000	- 14.4%	\$110,000	\$182,000	+ 65.5%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--
Cumulative Days on Market Until Sale	26	21	- 19.2%	42	26	- 38.1%
Percent of Original List Price Received*	100.8%	103.9%	+ 3.1%	101.4%	103.0%	+ 1.6%
New Listings	2	3	+ 50.0%	47	45	- 4.3%

* 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

