

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Springfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	26	19	- 26.9%
Closed Sales	11	6	- 45.5%	27	10	- 63.0%
Median Sales Price*	\$250,000	<b>\$292,450</b>	+ 17.0%	\$251,500	<b>\$279,950</b>	+ 11.3%
Inventory of Homes for Sale	13	23	+ 76.9%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	42	21	- 50.0%	47	40	- 14.9%
Percent of Original List Price Received*	101.3%	100.1%	- 1.2%	100.8%	97.4%	- 3.4%
New Listings	15	20	+ 33.3%	24	32	+ 33.3%

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

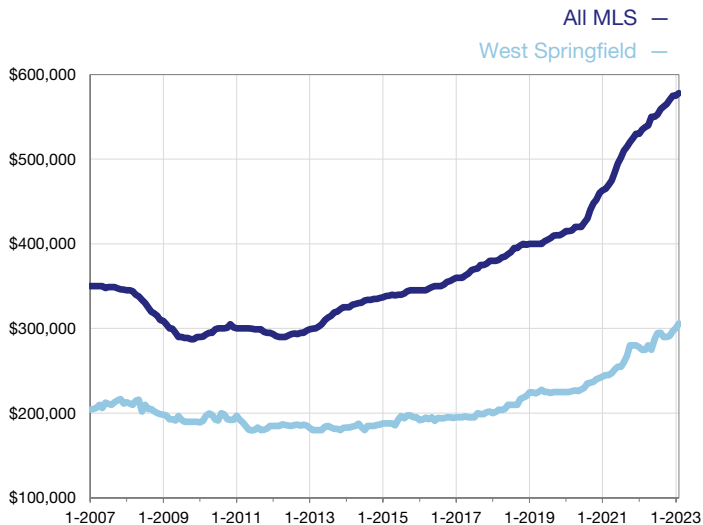
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	7	+ 600.0%	3	8	+ 166.7%
Closed Sales	1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$92,000	<b>\$283,500</b>	+ 208.2%	\$155,000	<b>\$109,000</b>	- 29.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	4	10	+ 150.0%	12	13	+ 8.3%
Percent of Original List Price Received*	108.2%	93.6%	- 13.5%	107.7%	93.4%	- 13.3%
New Listings	4	4	0.0%	5	7	+ 40.0%

\* 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

