

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	18	+ 5.9%	45	58	+ 28.9%
Closed Sales	9	12	+ 33.3%	29	53	+ 82.8%
Median Sales Price*	\$295,000	\$283,500	- 3.9%	\$285,000	\$300,000	+ 5.3%
Inventory of Homes for Sale	32	9	- 71.9%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	43	28	- 34.9%	43	46	+ 7.0%
Percent of Original List Price Received*	100.2%	102.3%	+ 2.1%	98.6%	99.9%	+ 1.3%
New Listings	25	14	- 44.0%	66	57	- 13.6%

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

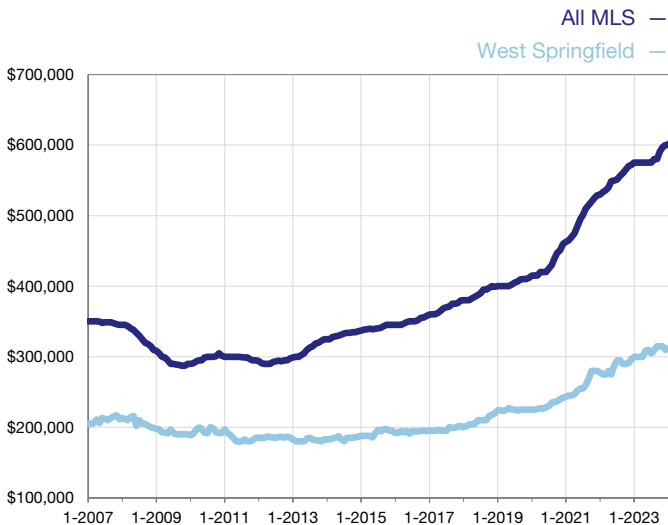
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	8	+ 300.0%	12	17	+ 41.7%
Closed Sales	4	2	- 50.0%	13	12	- 7.7%
Median Sales Price*	\$135,000	\$463,500	+ 243.3%	\$125,000	\$158,000	+ 26.4%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	40	50	+ 25.0%	21	46	+ 119.0%
Percent of Original List Price Received*	98.5%	95.2%	- 3.4%	100.6%	95.9%	- 4.7%
New Listings	6	4	- 33.3%	18	18	0.0%

* 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

