

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

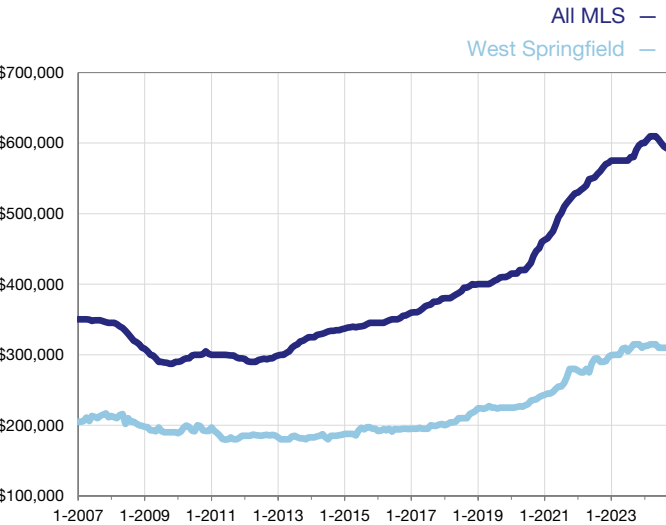
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	16	- 30.4%	139	129	- 7.2%
Closed Sales	21	20	- 4.8%	123	130	+ 5.7%
Median Sales Price*	\$315,000	\$352,500	+ 11.9%	\$315,000	\$322,750	+ 2.5%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	34	34	0.0%
Percent of Original List Price Received*	101.5%	102.3%	+ 0.8%	101.7%	101.4%	- 0.3%
New Listings	18	15	- 16.7%	163	139	- 14.7%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	28	40	+ 42.9%
Closed Sales	4	5	+ 25.0%	30	36	+ 20.0%
Median Sales Price*	\$307,750	\$137,000	- 55.5%	\$130,000	\$161,000	+ 23.8%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.8%	--	--	--
Cumulative Days on Market Until Sale	46	32	- 30.4%	40	30	- 25.0%
Percent of Original List Price Received*	102.0%	101.0%	- 1.0%	102.2%	98.7%	- 3.4%
New Listings	4	1	- 75.0%	37	51	+ 37.8%

* 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

