

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Springfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	15	0.0%	154	142	- 7.8%
Closed Sales	16	11	- 31.3%	139	142	+ 2.2%
Median Sales Price*	\$347,500	\$355,000	+ 2.2%	\$317,500	\$330,000	+ 3.9%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	26	- 21.2%	34	33	- 2.9%
Percent of Original List Price Received*	100.0%	99.7%	- 0.3%	101.5%	101.1%	- 0.4%
New Listings	21	19	- 9.5%	184	158	- 14.1%

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

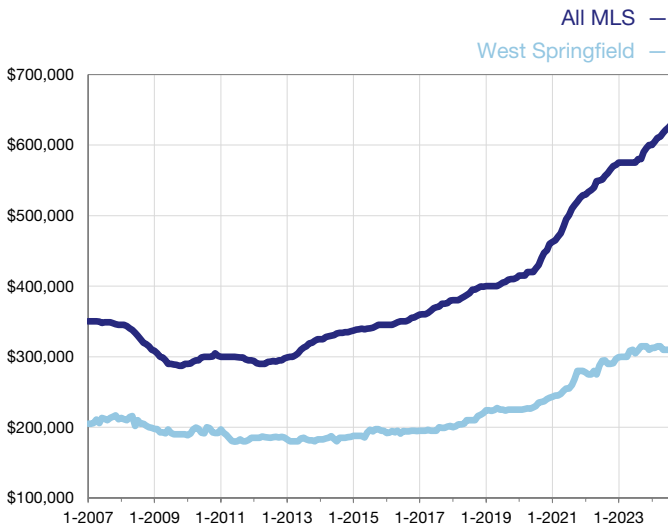
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	4	+ 33.3%	31	44	+ 41.9%
Closed Sales	1	7	+ 600.0%	31	43	+ 38.7%
Median Sales Price*	\$429,900	\$235,000	- 45.3%	\$130,000	\$167,000	+ 28.5%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	3.7	1.4	- 62.2%	--	--	--
Cumulative Days on Market Until Sale	22	54	+ 145.5%	39	34	- 12.8%
Percent of Original List Price Received*	100.0%	99.7%	- 0.3%	102.1%	98.9%	- 3.1%
New Listings	5	3	- 40.0%	42	54	+ 28.6%

\* 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

