

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Springfield

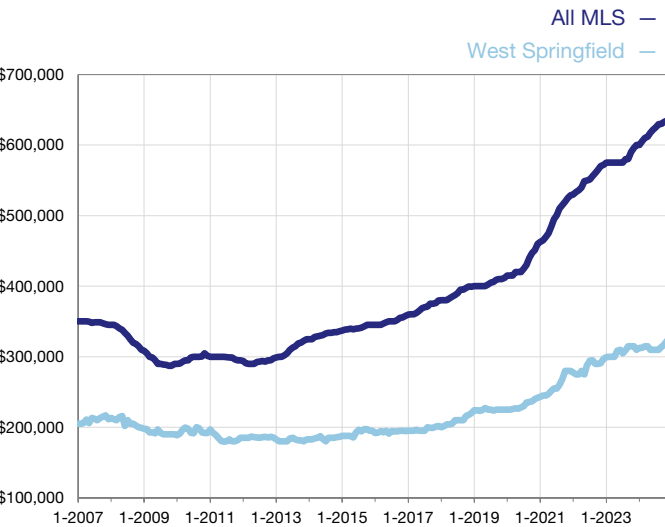
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	13	- 27.8%	172	152	- 11.6%
Closed Sales	24	9	- 62.5%	163	151	- 7.4%
Median Sales Price*	\$307,000	\$346,000	+ 12.7%	\$315,000	\$330,000	+ 4.8%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	32	33	+ 3.1%
Percent of Original List Price Received*	102.4%	104.9%	+ 2.4%	101.7%	101.4%	- 0.3%
New Listings	15	13	- 13.3%	199	171	- 14.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	36	47	+ 30.6%
Closed Sales	3	2	- 33.3%	34	45	+ 32.4%
Median Sales Price*	\$140,000	\$189,500	+ 35.4%	\$132,500	\$167,000	+ 26.0%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	3.5	1.2	- 65.7%	--	--	--
Cumulative Days on Market Until Sale	20	82	+ 310.0%	38	36	- 5.3%
Percent of Original List Price Received*	99.2%	88.8%	- 10.5%	101.8%	98.4%	- 3.3%
New Listings	6	3	- 50.0%	48	57	+ 18.8%

\* 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

