

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

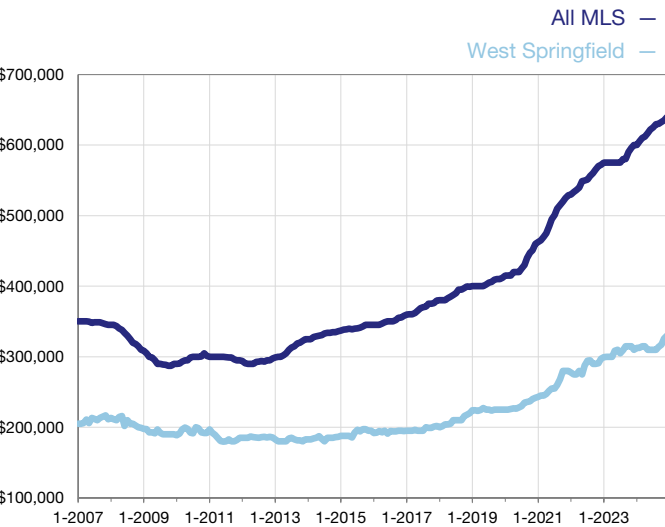
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	185	163	- 11.9%
Closed Sales	11	16	+ 45.5%	174	167	- 4.0%
Median Sales Price*	\$308,000	\$332,500	+ 8.0%	\$310,000	\$330,000	+ 6.5%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	32	32	0.0%
Percent of Original List Price Received*	101.1%	99.6%	- 1.5%	101.6%	101.2%	- 0.4%
New Listings	12	13	+ 8.3%	211	184	- 12.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	39	52	+ 33.3%
Closed Sales	6	2	- 66.7%	40	47	+ 17.5%
Median Sales Price*	\$219,950	\$272,000	+ 23.7%	\$135,000	\$167,000	+ 23.7%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	49	54	+ 10.2%	39	37	- 5.1%
Percent of Original List Price Received*	99.6%	98.8%	- 0.8%	101.5%	98.4%	- 3.1%
New Listings	0	5	--	48	62	+ 29.2%

* 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

