

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Springfield

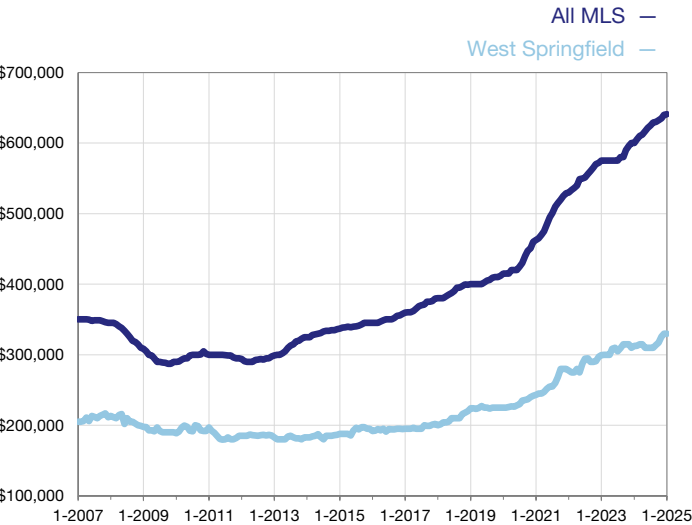
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	16	8	- 50.0%	16	8	- 50.0%
Median Sales Price*	\$317,500	\$354,000	+ 11.5%	\$317,500	\$354,000	+ 11.5%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	54	59	+ 9.3%	54	59	+ 9.3%
Percent of Original List Price Received*	96.5%	92.7%	- 3.9%	96.5%	92.7%	- 3.9%
New Listings	14	9	- 35.7%	14	9	- 35.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$297,450	\$153,500	- 48.4%	\$297,450	\$153,500	- 48.4%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	3.5	1.2	- 65.7%	--	--	--
Cumulative Days on Market Until Sale	52	27	- 48.1%	52	27	- 48.1%
Percent of Original List Price Received*	94.3%	100.2%	+ 6.3%	94.3%	100.2%	+ 6.3%
New Listings	7	2	- 71.4%	7	2	- 71.4%

\* 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

