

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

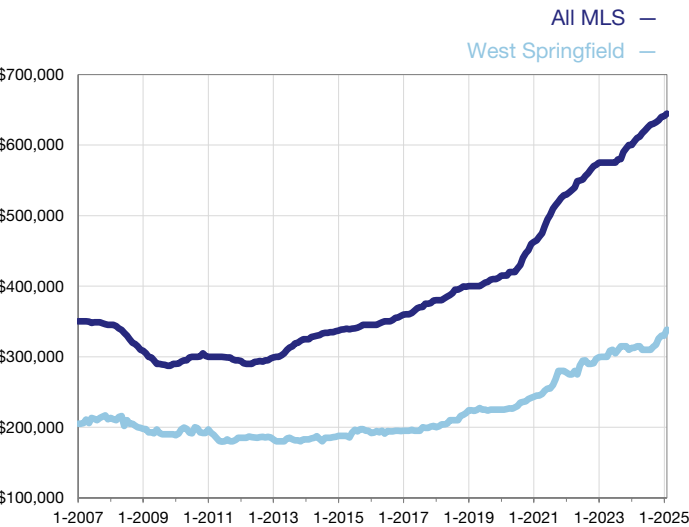
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	16	+ 33.3%	24	25	+ 4.2%
Closed Sales	10	11	+ 10.0%	26	19	- 26.9%
Median Sales Price*	\$298,000	\$400,000	+ 34.2%	\$300,000	\$375,000	+ 25.0%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	50	46	- 8.0%	53	51	- 3.8%
Percent of Original List Price Received*	98.9%	96.7%	- 2.2%	97.4%	95.0%	- 2.5%
New Listings	15	7	- 53.3%	29	16	- 44.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	7	5	- 28.6%
Closed Sales	3	6	+ 100.0%	5	10	+ 100.0%
Median Sales Price*	\$145,000	\$140,700	- 3.0%	\$155,000	\$143,500	- 7.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	39	67	+ 71.8%	44	51	+ 15.9%
Percent of Original List Price Received*	95.2%	102.6%	+ 7.8%	94.9%	101.6%	+ 7.1%
New Listings	3	2	- 33.3%	10	4	- 60.0%

* 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

