

West Springfield

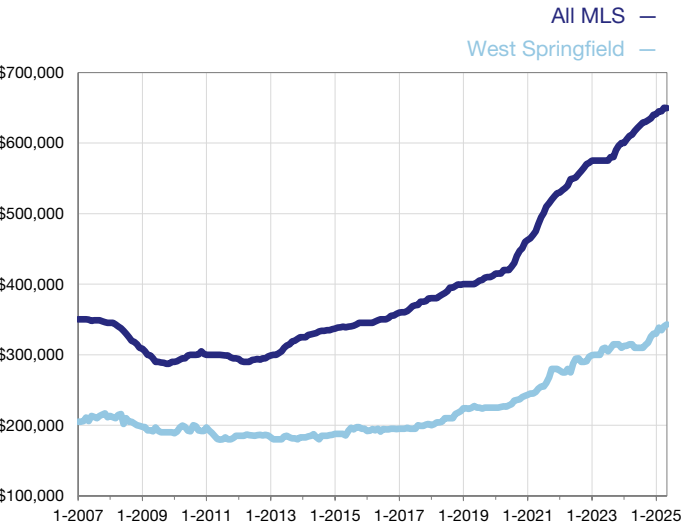
| Single-Family Properties | May | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 9 | 26 | + 188.9% | 65 | 77 | + 18.5% |
| Closed Sales | 17 | 18 | + 5.9% | 71 | 59 | - 16.9% |
| Median Sales Price* | \$300,000 | \$352,750 | + 17.6% | \$300,000 | \$350,000 | + 16.7% |
| Inventory of Homes for Sale | 20 | 21 | + 5.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.5 | + 15.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 29 | - 3.3% | 41 | 43 | + 4.9% |
| Percent of Original List Price Received* | 100.4% | 100.3% | - 0.1% | 100.1% | 97.4% | - 2.7% |
| New Listings | 17 | 25 | + 47.1% | 74 | 83 | + 12.2% |

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

| Condominium Properties | May | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 4 | 3 | - 25.0% | 20 | 13 | - 35.0% |
| Closed Sales | 5 | 3 | - 40.0% | 17 | 14 | - 17.6% |
| Median Sales Price* | \$145,900 | \$155,000 | + 6.2% | \$149,900 | \$147,000 | - 1.9% |
| Inventory of Homes for Sale | 13 | 2 | - 84.6% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 0.5 | - 86.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 16 | - 20.0% | 39 | 41 | + 5.1% |
| Percent of Original List Price Received* | 98.5% | 100.7% | + 2.2% | 96.7% | 101.3% | + 4.8% |
| New Listings | 14 | 2 | - 85.7% | 32 | 11 | - 65.6% |

* 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

