

West Springfield

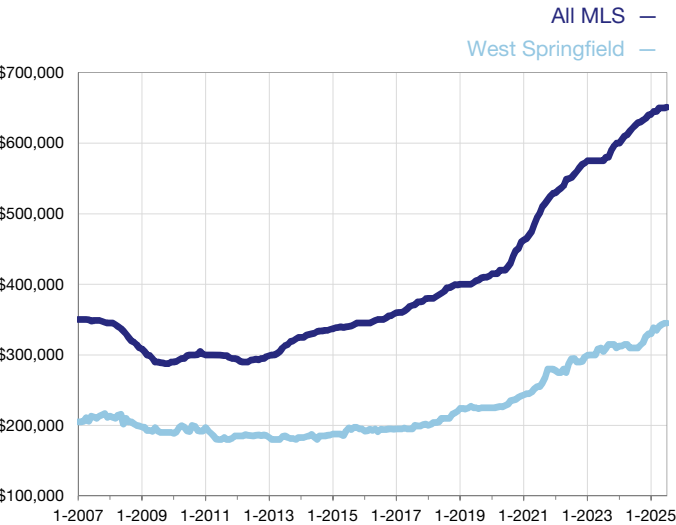
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	28	+ 55.6%	95	119	+ 25.3%
Closed Sales	17	22	+ 29.4%	96	96	0.0%
Median Sales Price*	\$352,000	\$350,000	- 0.6%	\$312,500	\$350,000	+ 12.0%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	38	36	- 5.3%
Percent of Original List Price Received*	103.3%	100.2%	- 3.0%	100.8%	99.0%	- 1.8%
New Listings	15	16	+ 6.7%	103	126	+ 22.3%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	30	21	- 30.0%
Closed Sales	6	6	0.0%	28	23	- 17.9%
Median Sales Price*	\$175,250	\$234,000	+ 33.5%	\$161,000	\$155,000	- 3.7%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	15	45	+ 200.0%	31	41	+ 32.3%
Percent of Original List Price Received*	102.1%	100.3%	- 1.8%	98.1%	99.1%	+ 1.0%
New Listings	6	7	+ 16.7%	43	21	- 51.2%

* 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

