

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	12	+ 9.1%	159	181	+ 13.8%
Closed Sales	16	11	- 31.3%	167	174	+ 4.2%
Median Sales Price*	\$332,500	\$370,000	+ 11.3%	\$330,000	\$350,000	+ 6.1%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.5%	32	33	+ 3.1%
Percent of Original List Price Received*	99.6%	97.9%	- 1.7%	101.2%	99.8%	- 1.4%
New Listings	13	10	- 23.1%	184	192	+ 4.3%

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

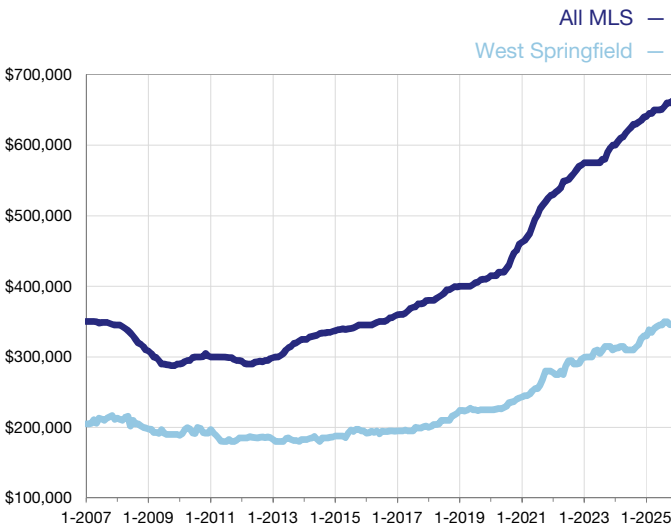
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	2	- 60.0%	52	39	- 25.0%
Closed Sales	2	5	+ 150.0%	47	44	- 6.4%
Median Sales Price*	\$272,000	\$189,900	- 30.2%	\$167,000	\$159,250	- 4.6%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	54	28	- 48.1%	37	35	- 5.4%
Percent of Original List Price Received*	98.8%	97.5%	- 1.3%	98.4%	100.4%	+ 2.0%
New Listings	5	2	- 60.0%	62	37	- 40.3%

* 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

