

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Springfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	12	- 25.0%	24	19	- 20.8%
Closed Sales	11	9	- 18.2%	19	14	- 26.3%
Median Sales Price*	\$400,000	<b>\$350,000</b>	- 12.5%	\$375,000	<b>\$365,000</b>	- 2.7%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.8</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	46	<b>34</b>	- 26.1%	51	<b>41</b>	- 19.6%
Percent of Original List Price Received*	96.7%	<b>99.3%</b>	+ 2.7%	95.0%	<b>100.1%</b>	+ 5.4%
New Listings	7	<b>8</b>	+ 14.3%	16	<b>20</b>	+ 25.0%

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

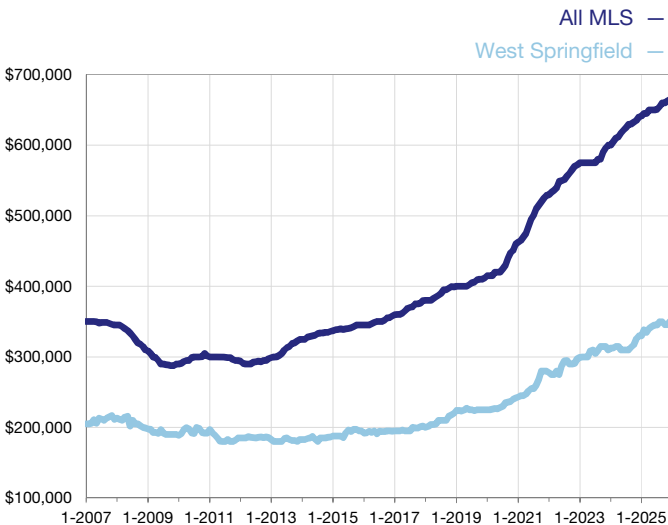
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	0	- 100.0%	5	2	- 60.0%
Closed Sales	6	1	- 83.3%	10	3	- 70.0%
Median Sales Price*	\$140,700	<b>\$140,000</b>	- 0.5%	\$143,500	<b>\$140,000</b>	- 2.4%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.7	<b>1.6</b>	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	67	<b>4</b>	- 94.0%	51	<b>12</b>	- 76.5%
Percent of Original List Price Received*	102.6%	<b>88.6%</b>	- 13.6%	101.6%	<b>87.2%</b>	- 14.2%
New Listings	2	<b>3</b>	+ 50.0%	4	<b>5</b>	+ 25.0%

\* 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

