

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	14	+ 27.3%	35	33	- 5.7%
Closed Sales	13	12	- 7.7%	32	26	- 18.8%
Median Sales Price*	\$327,500	\$370,000	+ 13.0%	\$344,000	\$370,000	+ 7.6%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	58	26	- 55.2%	54	34	- 37.0%
Percent of Original List Price Received*	95.0%	102.6%	+ 8.0%	95.0%	101.3%	+ 6.6%
New Listings	21	16	- 23.8%	37	36	- 2.7%

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

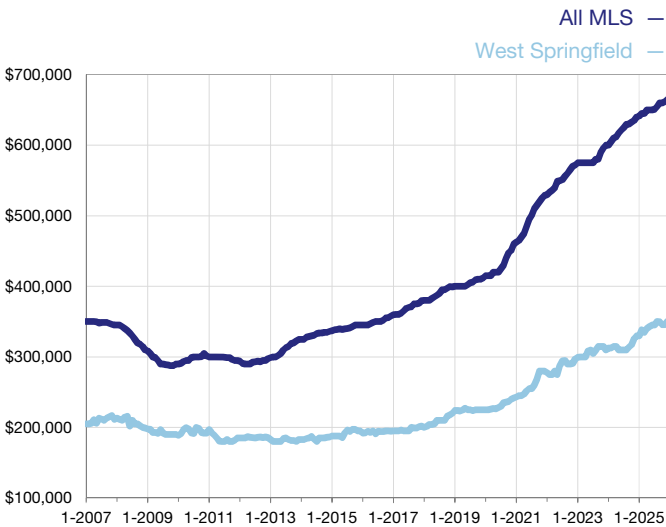
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	7	6	- 14.3%
Closed Sales	0	1	--	10	4	- 60.0%
Median Sales Price*	\$0	\$162,000	--	\$143,500	\$149,950	+ 4.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	51	16	- 68.6%
Percent of Original List Price Received*	0.0%	98.2%	--	101.6%	90.0%	- 11.4%
New Listings	2	2	0.0%	6	7	+ 16.7%

* 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

