

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	10	- 37.5%	51	41	- 19.6%
Closed Sales	9	10	+ 11.1%	41	36	- 12.2%
Median Sales Price*	\$343,000	\$337,500	- 1.6%	\$343,000	\$352,500	+ 2.8%
Inventory of Homes for Sale	25	24	- 4.0%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	49	33	- 32.7%
Percent of Original List Price Received*	99.9%	100.3%	+ 0.4%	96.1%	101.0%	+ 5.1%
New Listings	21	20	- 4.8%	58	56	- 3.4%

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

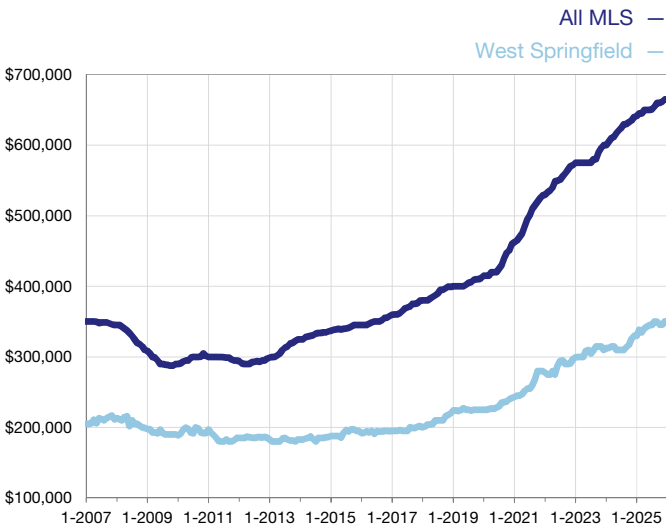
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	10	8	- 20.0%
Closed Sales	1	2	+ 100.0%	11	6	- 45.5%
Median Sales Price*	\$160,000	\$320,500	+ 100.3%	\$147,000	\$160,950	+ 9.5%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	48	18	- 62.5%
Percent of Original List Price Received*	100.1%	102.3%	+ 2.2%	101.5%	94.1%	- 7.3%
New Listings	3	5	+ 66.7%	9	12	+ 33.3%

* 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

