

West Springfield

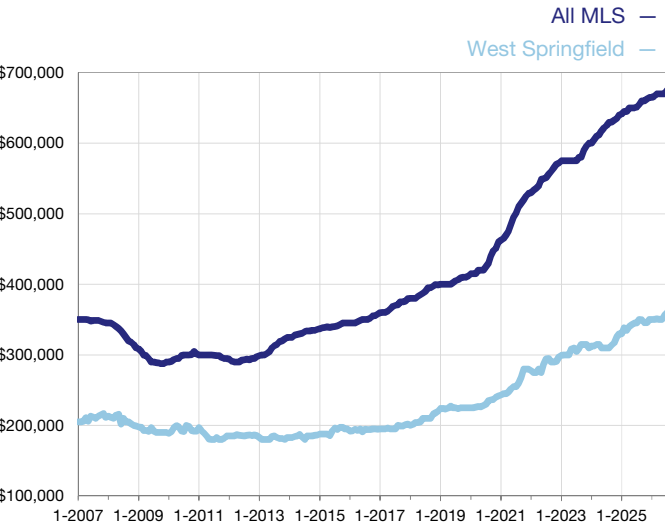
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	23	14	- 39.1%	113	96	- 15.0%
Closed Sales	23	16	- 30.4%	97	85	- 12.4%
Median Sales Price*	\$350,000	\$358,000	+ 2.3%	\$350,000	\$360,000	+ 2.9%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	28	44	+ 57.1%	36	36	0.0%
Percent of Original List Price Received*	100.4%	98.6%	- 1.8%	99.0%	100.4%	+ 1.4%
New Listings	16	14	- 12.5%	126	106	- 15.9%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	20	16	- 20.0%
Closed Sales	7	2	- 71.4%	24	14	- 41.7%
Median Sales Price*	\$205,000	\$350,000	+ 70.7%	\$157,500	\$191,000	+ 21.3%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	39	51	+ 30.8%	40	41	+ 2.5%
Percent of Original List Price Received*	100.7%	98.1%	- 2.6%	99.3%	96.7%	- 2.6%
New Listings	7	2	- 71.4%	21	20	- 4.8%

* 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

