

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

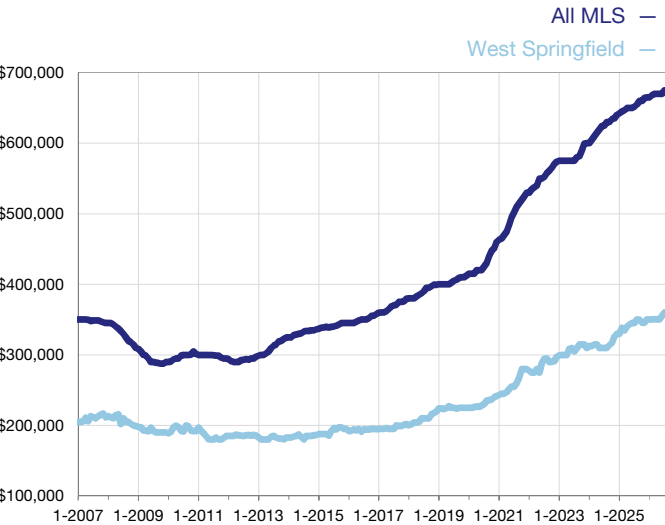
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	18	+ 20.0%	128	113	- 11.7%
Closed Sales	24	18	- 25.0%	121	104	- 14.0%
Median Sales Price*	\$365,000	\$397,500	+ 8.9%	\$350,000	\$367,000	+ 4.9%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	34	37	+ 8.8%
Percent of Original List Price Received*	100.2%	105.3%	+ 5.1%	99.2%	101.1%	+ 1.9%
New Listings	13	17	+ 30.8%	139	122	- 12.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	26	18	- 30.8%
Closed Sales	3	2	- 33.3%	27	16	- 40.7%
Median Sales Price*	\$400,000	\$160,000	- 60.0%	\$160,000	\$184,500	+ 15.3%
Inventory of Homes for Sale	3	12	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	4.4	+ 450.0%	--	--	--
Cumulative Days on Market Until Sale	73	23	- 68.5%	43	39	- 9.3%
Percent of Original List Price Received*	106.9%	96.7%	- 9.5%	100.1%	96.7%	- 3.4%
New Listings	4	8	+ 100.0%	25	29	+ 16.0%

* 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

