

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Springfield

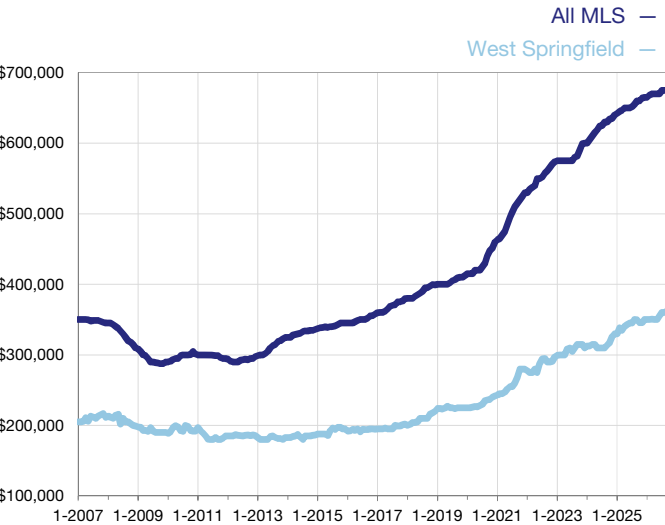
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	17	- 10.5%	147	127	- 13.6%
Closed Sales	11	15	+ 36.4%	132	119	- 9.8%
Median Sales Price*	\$305,000	\$375,000	+ 23.0%	\$350,000	\$369,000	+ 5.4%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	34	35	+ 2.9%
Percent of Original List Price Received*	102.8%	100.8%	- 1.9%	99.5%	101.0%	+ 1.5%
New Listings	23	22	- 4.3%	162	145	- 10.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	30	22	- 26.7%
Closed Sales	6	1	- 83.3%	33	17	- 48.5%
Median Sales Price*	\$143,250	\$170,000	+ 18.7%	\$158,500	\$180,000	+ 13.6%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.9	4.0	+ 344.4%	--	--	--
Cumulative Days on Market Until Sale	12	130	+ 983.3%	38	44	+ 15.8%
Percent of Original List Price Received*	107.2%	90.4%	- 15.7%	101.4%	96.3%	- 5.0%
New Listings	4	4	0.0%	29	32	+ 10.3%

* 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

