Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

West Springfield

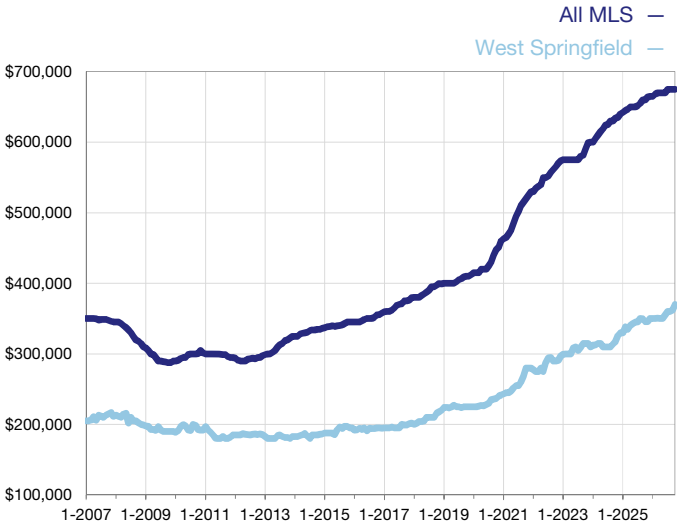
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**18**	+ 38.5%	160	**143**	- 10.6%
Closed Sales	21	**13**	- 38.1%	153	**132**	- 13.7%
Median Sales Price*	$330,000	**$396,000**	+ 20.0%	$350,000	**$370,000**	+ 5.7%
Inventory of Homes for Sale	22	**26**	+ 18.2%	--	--	--
Months Supply of Inventory	1.5	**1.9**	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	30	**33**	+ 10.0%	34	**35**	+ 2.9%
Percent of Original List Price Received*	101.5%	**102.7%**	+ 1.2%	99.8%	**101.2%**	+ 1.4%
New Listings	12	**28**	+ 133.3%	174	**173**	- 0.6%

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

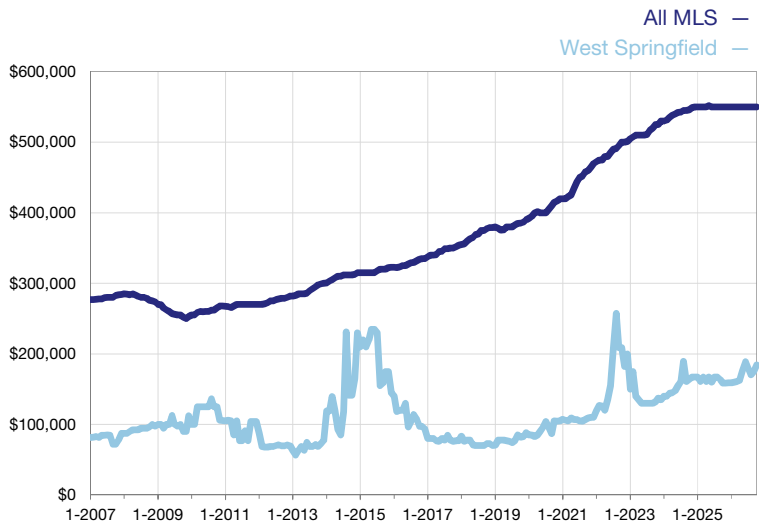
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**2**	- 50.0%	34	**23**	- 32.4%
Closed Sales	2	**4**	+ 100.0%	35	**21**	- 40.0%
Median Sales Price*	$156,450	**$346,450**	+ 121.4%	$158,500	**$180,000**	+ 13.6%
Inventory of Homes for Sale	3	**11**	+ 266.7%	--	--	--
Months Supply of Inventory	0.9	**4.5**	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	11	**26**	+ 136.4%	36	**41**	+ 13.9%
Percent of Original List Price Received*	98.4%	**101.5%**	+ 3.2%	101.2%	**97.3%**	- 3.9%
New Listings	4	**4**	0.0%	33	**36**	+ 9.1%

* 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



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