

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	18	+ 5.9%	17	18	+ 5.9%
Closed Sales	20	12	- 40.0%	20	12	- 40.0%
Median Sales Price*	\$300,000	\$320,750	+ 6.9%	\$300,000	\$320,750	+ 6.9%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	22	46	+ 109.1%	22	46	+ 109.1%
Percent of Original List Price Received*	99.8%	101.0%	+ 1.2%	99.8%	101.0%	+ 1.2%
New Listings	13	22	+ 69.2%	13	22	+ 69.2%

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

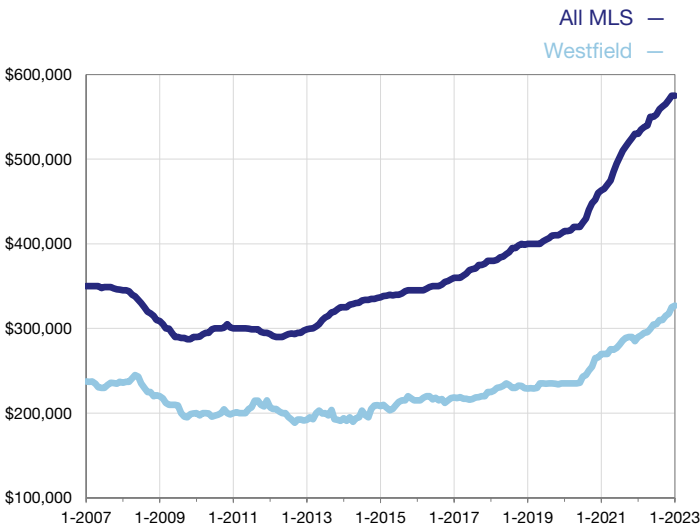
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	5	8	+ 60.0%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$145,000	\$155,000	+ 6.9%	\$145,000	\$155,000	+ 6.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	15	10	- 33.3%	15	10	- 33.3%
Percent of Original List Price Received*	102.0%	100.7%	- 1.3%	102.0%	100.7%	- 1.3%
New Listings	4	5	+ 25.0%	4	5	+ 25.0%

* 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

