

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westfield

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	34	+ 78.9%	96	104	+ 8.3%
Closed Sales	15	27	+ 80.0%	82	93	+ 13.4%
Median Sales Price*	\$230,000	<b>\$298,250</b>	+ 29.7%	\$232,625	<b>\$268,000</b>	+ 15.2%
Inventory of Homes for Sale	51	16	- 68.6%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	33	37	+ 12.1%	62	38	- 38.7%
Percent of Original List Price Received*	98.9%	<b>105.3%</b>	+ 6.5%	97.0%	<b>101.4%</b>	+ 4.5%
New Listings	21	36	+ 71.4%	104	98	- 5.8%

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

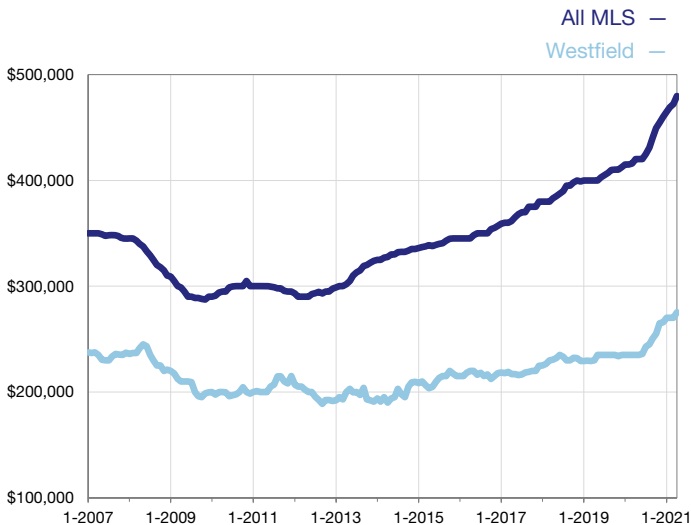
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	3	+ 50.0%	15	21	+ 40.0%
Closed Sales	7	1	- 85.7%	16	13	- 18.8%
Median Sales Price*	\$127,000	<b>\$304,900</b>	+ 140.1%	\$125,000	<b>\$141,000</b>	+ 12.8%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	3.9	1.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	48	188	+ 291.7%	45	44	- 2.2%
Percent of Original List Price Received*	98.6%	<b>101.7%</b>	+ 3.1%	96.4%	<b>102.2%</b>	+ 6.0%
New Listings	2	8	+ 300.0%	20	24	+ 20.0%

\* 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

