

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	30	31	+ 3.3%	126	135	+ 7.1%
Closed Sales	28	27	- 3.6%	110	120	+ 9.1%
Median Sales Price*	\$275,950	<b>\$268,000</b>	- 2.9%	\$244,450	<b>\$268,000</b>	+ 9.6%
Inventory of Homes for Sale	48	17	- 64.6%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	46	51	+ 10.9%	58	41	- 29.3%
Percent of Original List Price Received*	101.9%	<b>104.0%</b>	+ 2.1%	98.3%	<b>102.0%</b>	+ 3.8%
New Listings	31	36	+ 16.1%	135	134	- 0.7%

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

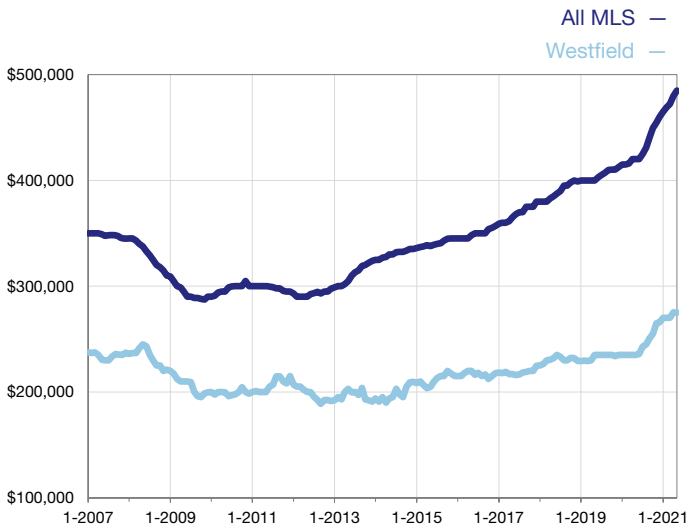
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	12	+ 200.0%	19	33	+ 73.7%
Closed Sales	2	4	+ 100.0%	18	17	- 5.6%
Median Sales Price*	\$169,900	<b>\$274,950</b>	+ 61.8%	\$125,000	<b>\$196,750</b>	+ 57.4%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	2.9	0.4	- 86.2%	--	--	--
Cumulative Days on Market Until Sale	40	92	+ 130.0%	44	55	+ 25.0%
Percent of Original List Price Received*	100.0%	<b>101.5%</b>	+ 1.5%	96.8%	<b>102.0%</b>	+ 5.4%
New Listings	4	7	+ 75.0%	24	31	+ 29.2%

\* 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

