

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	37	23	- 37.8%	347	275	- 20.7%
Closed Sales	37	23	- 37.8%	341	284	- 16.7%
Median Sales Price*	\$298,000	\$360,000	+ 20.8%	\$290,000	\$328,750	+ 13.4%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	31	28	- 9.7%	30	26	- 13.3%
Percent of Original List Price Received*	100.8%	99.1%	- 1.7%	102.9%	102.8%	- 0.1%
New Listings	31	17	- 45.2%	368	306	- 16.8%

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

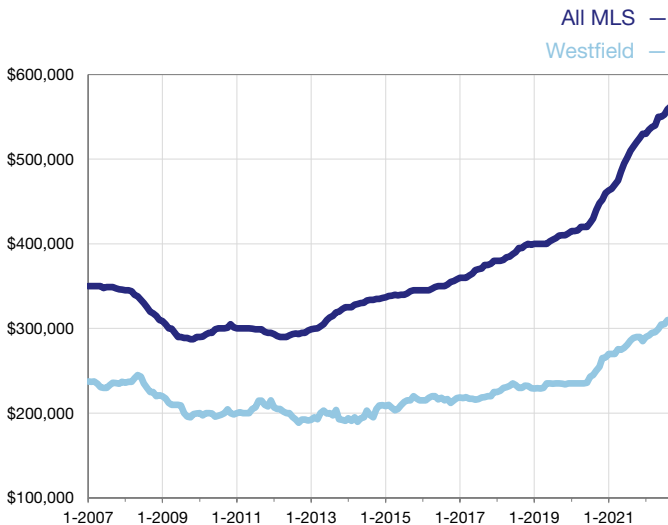
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	5	--	62	45	- 27.4%
Closed Sales	11	1	- 90.9%	65	42	- 35.4%
Median Sales Price*	\$165,000	\$165,000	0.0%	\$185,000	\$207,000	+ 11.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.5%	34	18	- 47.1%
Percent of Original List Price Received*	102.4%	103.8%	+ 1.4%	104.0%	104.8%	+ 0.8%
New Listings	0	5	--	57	47	- 17.5%

* 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

