

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westfield

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	28	+ 21.7%	82	73	- 11.0%
Closed Sales	21	18	- 14.3%	80	55	- 31.3%
Median Sales Price*	\$301,500	<b>\$315,750</b>	+ 4.7%	\$300,000	<b>\$305,000</b>	+ 1.7%
Inventory of Homes for Sale	27	23	- 14.8%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	52	+ 52.9%	30	52	+ 73.3%
Percent of Original List Price Received*	105.7%	98.4%	- 6.9%	102.2%	97.9%	- 4.2%
New Listings	29	28	- 3.4%	90	84	- 6.7%

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

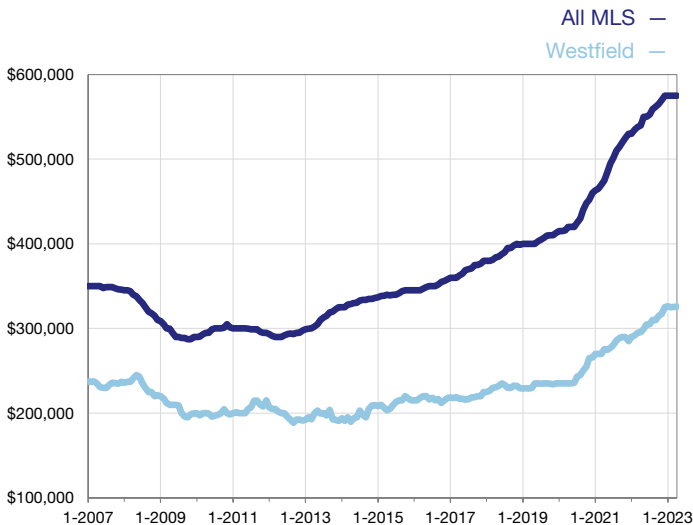
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	18	17	- 5.6%
Closed Sales	6	4	- 33.3%	16	18	+ 12.5%
Median Sales Price*	\$202,500	<b>\$212,500</b>	+ 4.9%	\$198,000	<b>\$210,000</b>	+ 6.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	47	+ 147.4%	16	49	+ 206.3%
Percent of Original List Price Received*	104.8%	97.8%	- 6.7%	105.2%	100.1%	- 4.8%
New Listings	5	6	+ 20.0%	17	18	+ 5.9%

\* 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

