

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	26	+ 13.0%	144	115	- 20.1%
Closed Sales	46	18	- 60.9%	147	91	- 38.1%
Median Sales Price*	\$360,000	\$371,300	+ 3.1%	\$315,000	\$311,500	- 1.1%
Inventory of Homes for Sale	44	31	- 29.5%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	24	+ 26.3%	25	43	+ 72.0%
Percent of Original List Price Received*	105.6%	103.3%	- 2.2%	103.8%	100.0%	- 3.7%
New Listings	39	35	- 10.3%	169	140	- 17.2%

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

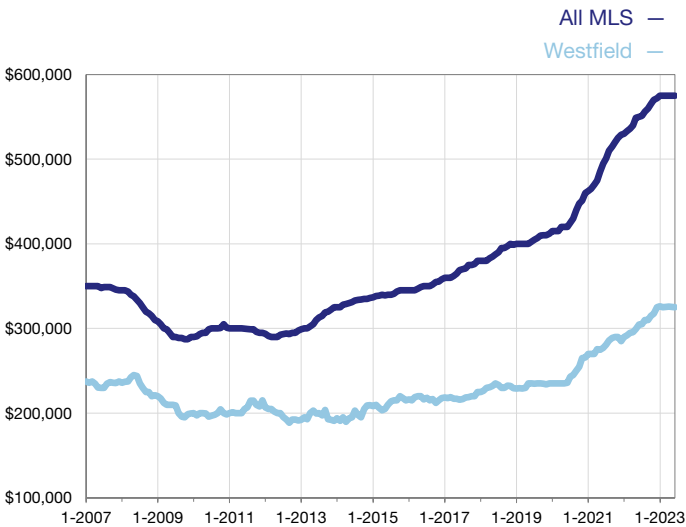
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	27	26	- 3.7%
Closed Sales	5	5	0.0%	26	27	+ 3.8%
Median Sales Price*	\$200,000	\$225,000	+ 12.5%	\$200,000	\$215,000	+ 7.5%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	17	39	+ 129.4%
Percent of Original List Price Received*	103.0%	101.2%	- 1.7%	104.6%	101.2%	- 3.3%
New Listings	5	3	- 40.0%	28	25	- 10.7%

* 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

