

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	29	+ 81.3%	230	192	- 16.5%
Closed Sales	34	25	- 26.5%	244	169	- 30.7%
Median Sales Price*	\$340,000	\$320,000	- 5.9%	\$327,250	\$325,000	- 0.7%
Inventory of Homes for Sale	45	33	- 26.7%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	25	38	+ 52.0%
Percent of Original List Price Received*	102.3%	101.4%	- 0.9%	103.3%	101.1%	- 2.1%
New Listings	21	29	+ 38.1%	260	228	- 12.3%

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

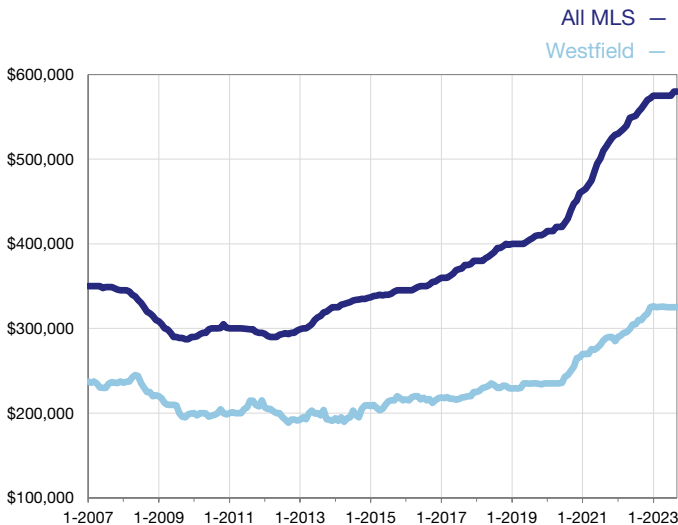
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	37	37	0.0%
Closed Sales	1	4	+ 300.0%	36	38	+ 5.6%
Median Sales Price*	\$277,000	\$219,500	- 20.8%	\$207,000	\$202,500	- 2.2%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	17	0.0%	18	32	+ 77.8%
Percent of Original List Price Received*	110.8%	104.1%	- 6.0%	105.0%	101.8%	- 3.0%
New Listings	4	2	- 50.0%	39	34	- 12.8%

* 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

