

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	26	+ 18.2%	252	216	- 14.3%
Closed Sales	17	25	+ 47.1%	261	194	- 25.7%
Median Sales Price*	\$335,000	<b>\$489,900</b>	+ 46.2%	\$327,500	<b>\$330,500</b>	+ 0.9%
Inventory of Homes for Sale	44	29	- 34.1%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	32	22	- 31.3%	26	36	+ 38.5%
Percent of Original List Price Received*	100.7%	<b>100.3%</b>	- 0.4%	103.2%	<b>101.0%</b>	- 2.1%
New Listings	26	23	- 11.5%	286	250	- 12.6%

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

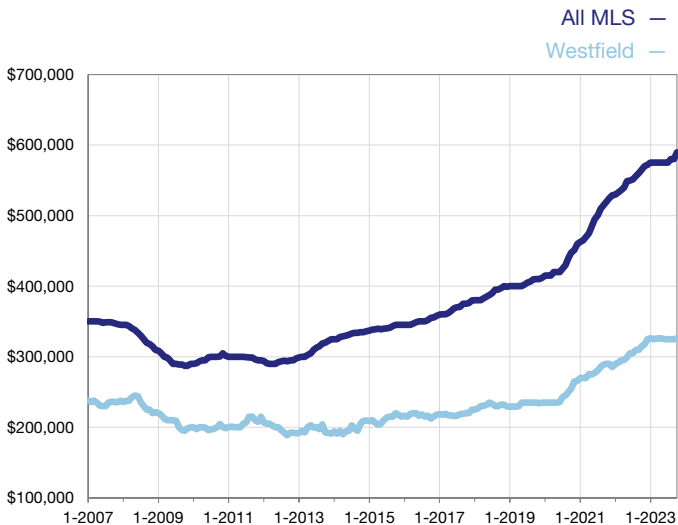
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	40	37	- 7.5%
Closed Sales	5	2	- 60.0%	41	40	- 2.4%
Median Sales Price*	\$208,000	<b>\$402,450</b>	+ 93.5%	\$208,000	<b>\$210,000</b>	+ 1.0%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	14	14	0.0%	17	31	+ 82.4%
Percent of Original List Price Received*	103.9%	<b>100.0%</b>	- 3.8%	104.9%	<b>101.7%</b>	- 3.1%
New Listings	3	1	- 66.7%	42	35	- 16.7%

\* 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

