

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	28	+ 47.4%	271	236	- 12.9%
Closed Sales	26	22	- 15.4%	287	216	- 24.7%
Median Sales Price*	\$342,500	\$335,000	- 2.2%	\$327,500	\$333,000	+ 1.7%
Inventory of Homes for Sale	38	22	- 42.1%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	33	37	+ 12.1%	26	36	+ 38.5%
Percent of Original List Price Received*	98.5%	97.7%	- 0.8%	102.7%	100.6%	- 2.0%
New Listings	16	20	+ 25.0%	302	270	- 10.6%

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

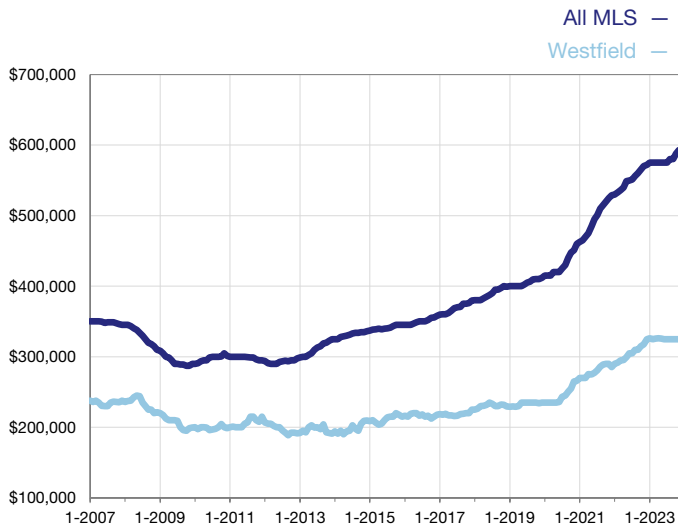
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	45	43	- 4.4%
Closed Sales	1	3	+ 200.0%	42	43	+ 2.4%
Median Sales Price*	\$165,000	\$200,000	+ 21.2%	\$207,000	\$205,000	- 1.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	21	- 36.4%	18	31	+ 72.2%
Percent of Original List Price Received*	103.8%	105.2%	+ 1.3%	104.8%	102.0%	- 2.7%
New Listings	5	5	0.0%	47	40	- 14.9%

* 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

