

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

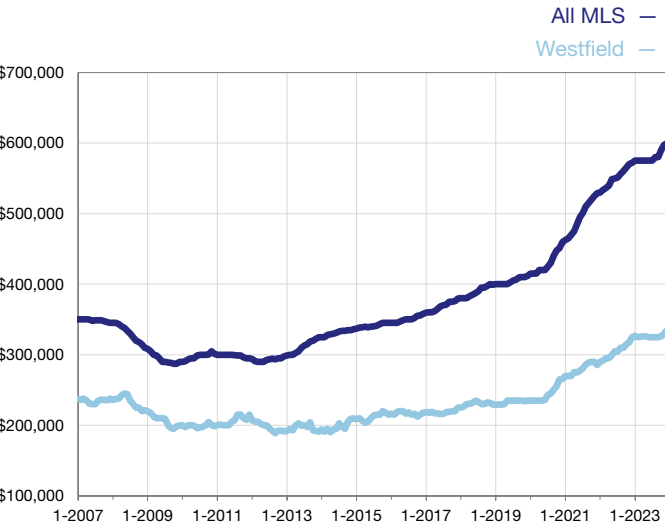
Single-Family Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	14	23	+ 64.3%	285	255	- 10.5%
Closed Sales	15	22	+ 46.7%	302	239	- 20.9%
Median Sales Price*	\$260,000	\$357,500	+ 37.5%	\$325,000	\$335,000	+ 3.1%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	38	42	+ 10.5%	27	36	+ 33.3%
Percent of Original List Price Received*	95.2%	97.3%	+ 2.2%	102.4%	100.3%	- 2.1%
New Listings	9	18	+ 100.0%	311	288	- 7.4%

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

Condominium Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	6	0	- 100.0%	51	43	- 15.7%
Closed Sales	7	4	- 42.9%	49	47	- 4.1%
Median Sales Price*	\$158,000	\$163,500	+ 3.5%	\$206,000	\$200,000	- 2.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	15	12	- 20.0%	17	29	+ 70.6%
Percent of Original List Price Received*	103.3%	106.7%	+ 3.3%	104.6%	102.4%	- 2.1%
New Listings	7	1	- 85.7%	54	41	- 24.1%

* 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

