

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westfield

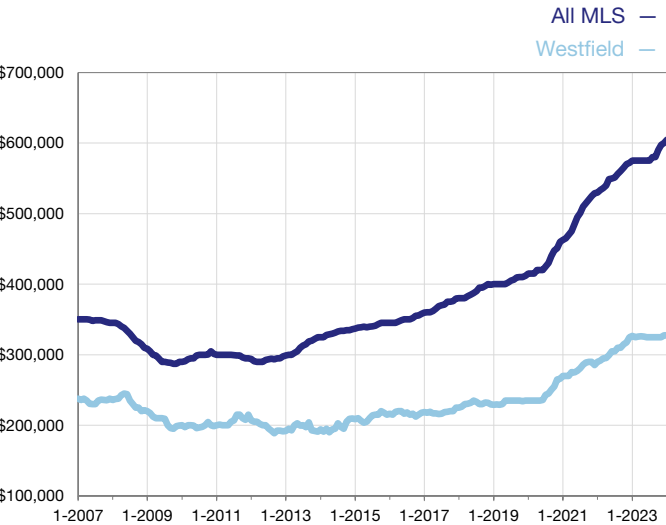
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	17	+ 41.7%	12	17	+ 41.7%
Closed Sales	12	16	+ 33.3%	12	16	+ 33.3%
Median Sales Price*	\$320,750	\$375,000	+ 16.9%	\$320,750	\$375,000	+ 16.9%
Inventory of Homes for Sale	36	14	- 61.1%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	46	36	- 21.7%	46	36	- 21.7%
Percent of Original List Price Received*	101.0%	99.8%	- 1.2%	101.0%	99.8%	- 1.2%
New Listings	22	15	- 31.8%	22	15	- 31.8%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	2	- 71.4%	7	2	- 71.4%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Median Sales Price*	\$155,000	\$270,000	+ 74.2%	\$155,000	\$270,000	+ 74.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	10	15	+ 50.0%	10	15	+ 50.0%
Percent of Original List Price Received*	100.7%	108.0%	+ 7.2%	100.7%	108.0%	+ 7.2%
New Listings	5	2	- 60.0%	5	2	- 60.0%

\* 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

