

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

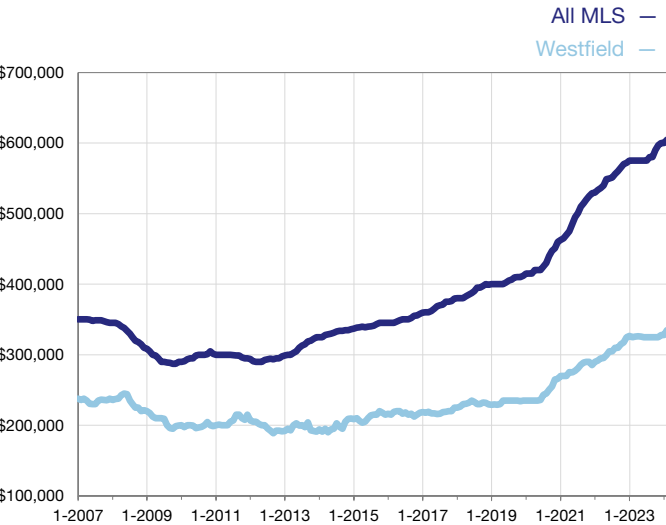
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	15	+ 7.1%	26	28	+ 7.7%
Closed Sales	9	16	+ 77.8%	21	32	+ 52.4%
Median Sales Price*	\$250,000	\$340,000	+ 36.0%	\$291,150	\$350,000	+ 20.2%
Inventory of Homes for Sale	35	19	- 45.7%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	36	32	- 11.1%
Percent of Original List Price Received*	98.0%	102.1%	+ 4.2%	99.7%	100.9%	+ 1.2%
New Listings	18	16	- 11.1%	40	32	- 20.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	9	3	- 66.7%
Closed Sales	4	0	- 100.0%	9	1	- 88.9%
Median Sales Price*	\$220,000	\$0	- 100.0%	\$165,000	\$270,000	+ 63.6%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	0	- 100.0%	24	15	- 37.5%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	99.5%	108.0%	+ 8.5%
New Listings	4	3	- 25.0%	9	5	- 44.4%

* 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

