

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westfield

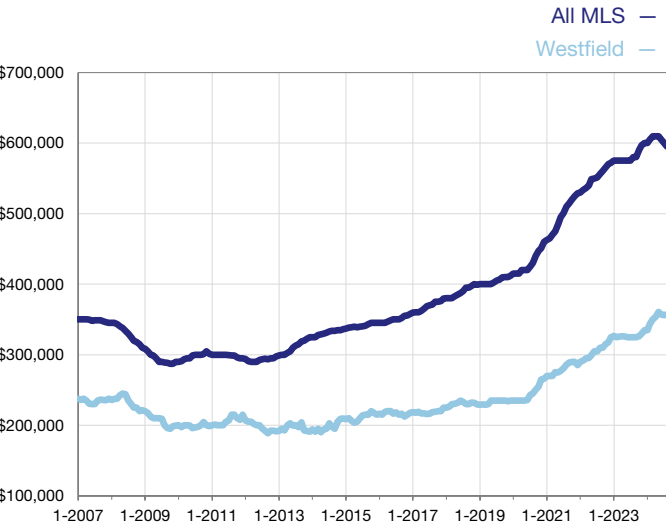
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	27	19	- 29.6%	160	172	+ 7.5%
Closed Sales	25	23	- 8.0%	144	165	+ 14.6%
Median Sales Price*	\$349,900	\$352,000	+ 0.6%	\$325,000	\$365,000	+ 12.3%
Inventory of Homes for Sale	47	25	- 46.8%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	39	31	- 20.5%
Percent of Original List Price Received*	102.3%	101.0%	- 1.3%	101.0%	102.7%	+ 1.7%
New Listings	35	20	- 42.9%	199	190	- 4.5%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	34	23	- 32.4%
Closed Sales	3	1	- 66.7%	34	16	- 52.9%
Median Sales Price*	\$145,000	\$203,500	+ 40.3%	\$197,500	\$249,950	+ 26.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.2	0.7	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	34	21	- 38.2%
Percent of Original List Price Received*	106.7%	113.1%	+ 6.0%	101.6%	102.8%	+ 1.2%
New Listings	5	5	0.0%	32	24	- 25.0%

\* 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

