

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

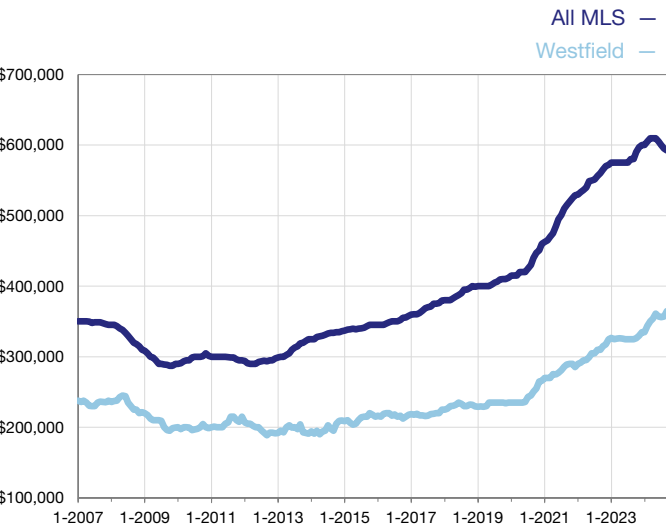
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	28	26	- 7.1%	188	193	+ 2.7%
Closed Sales	25	19	- 24.0%	169	184	+ 8.9%
Median Sales Price*	\$320,000	\$360,000	+ 12.5%	\$325,000	\$365,000	+ 12.3%
Inventory of Homes for Sale	43	28	- 34.9%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 33.3%	38	32	- 15.8%
Percent of Original List Price Received*	101.4%	100.3%	- 1.1%	101.1%	102.4%	+ 1.3%
New Listings	28	26	- 7.1%	227	217	- 4.4%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	8	+ 700.0%	35	30	- 14.3%
Closed Sales	4	8	+ 100.0%	38	24	- 36.8%
Median Sales Price*	\$219,500	\$215,500	- 1.8%	\$202,500	\$236,000	+ 16.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	17	19	+ 11.8%	32	21	- 34.4%
Percent of Original List Price Received*	104.1%	106.5%	+ 2.3%	101.8%	104.0%	+ 2.2%
New Listings	2	6	+ 200.0%	34	30	- 11.8%

* 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

