

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westfield

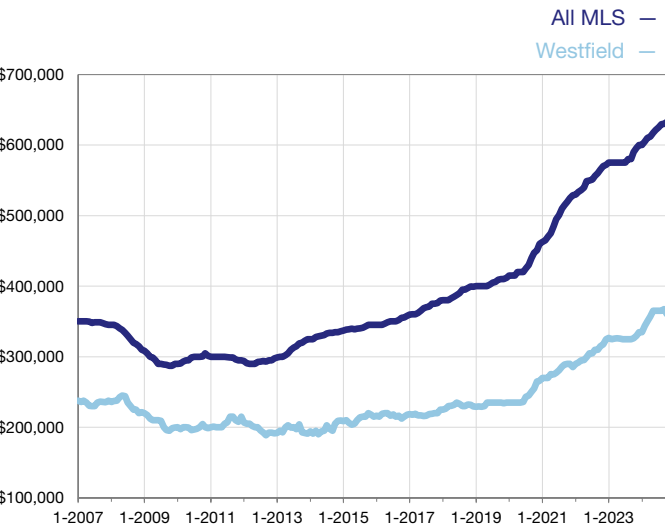
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	29	+ 70.6%	205	217	+ 5.9%
Closed Sales	25	25	0.0%	194	209	+ 7.7%
Median Sales Price*	\$489,900	\$350,000	- 28.6%	\$330,500	\$360,000	+ 8.9%
Inventory of Homes for Sale	44	27	- 38.6%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	22	31	+ 40.9%	36	32	- 11.1%
Percent of Original List Price Received*	100.3%	102.2%	+ 1.9%	101.0%	102.4%	+ 1.4%
New Listings	23	28	+ 21.7%	250	244	- 2.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	37	34	- 8.1%
Closed Sales	2	5	+ 150.0%	40	29	- 27.5%
Median Sales Price*	\$402,450	\$270,000	- 32.9%	\$210,000	\$249,900	+ 19.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	31	21	- 32.3%
Percent of Original List Price Received*	100.0%	105.3%	+ 5.3%	101.7%	104.2%	+ 2.5%
New Listings	1	5	+ 400.0%	35	35	0.0%

\* 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

