

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

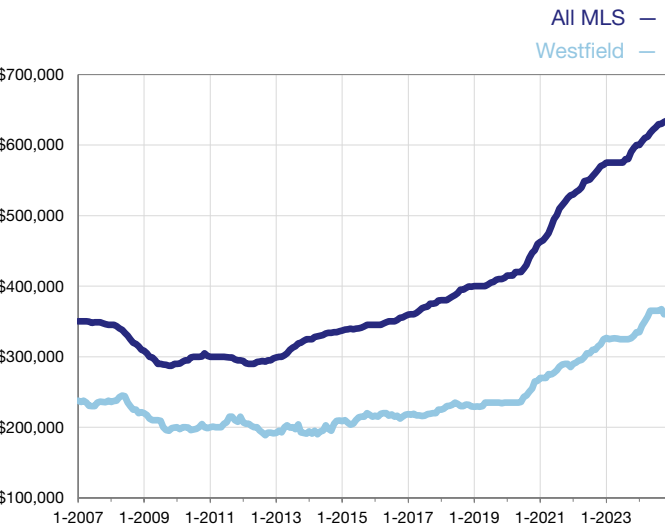
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	19	- 20.8%	229	233	+ 1.7%
Closed Sales	24	23	- 4.2%	218	233	+ 6.9%
Median Sales Price*	\$335,000	\$350,000	+ 4.5%	\$333,000	\$360,000	+ 8.1%
Inventory of Homes for Sale	37	26	- 29.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	35	32	- 8.6%	36	32	- 11.1%
Percent of Original List Price Received*	97.8%	100.4%	+ 2.7%	100.6%	102.2%	+ 1.6%
New Listings	20	19	- 5.0%	270	262	- 3.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	43	37	- 14.0%
Closed Sales	3	6	+ 100.0%	43	35	- 18.6%
Median Sales Price*	\$200,000	\$210,000	+ 5.0%	\$205,000	\$249,900	+ 21.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	31	20	- 35.5%
Percent of Original List Price Received*	105.2%	101.1%	- 3.9%	102.0%	103.7%	+ 1.7%
New Listings	5	3	- 40.0%	40	38	- 5.0%

* 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

