

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

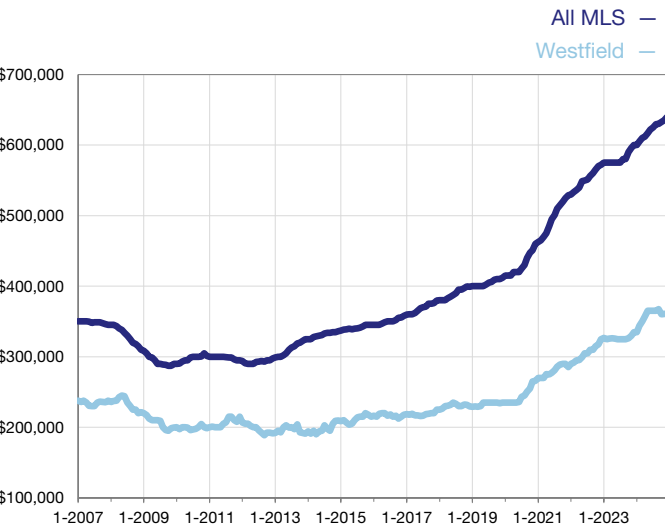
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	17	- 19.0%	250	246	- 1.6%
Closed Sales	23	17	- 26.1%	241	250	+ 3.7%
Median Sales Price*	\$365,000	\$380,246	+ 4.2%	\$335,000	\$361,000	+ 7.8%
Inventory of Homes for Sale	30	19	- 36.7%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	43	29	- 32.6%	36	32	- 11.1%
Percent of Original List Price Received*	97.3%	99.6%	+ 2.4%	100.3%	102.0%	+ 1.7%
New Listings	17	8	- 52.9%	287	270	- 5.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	43	37	- 14.0%
Closed Sales	4	1	- 75.0%	47	36	- 23.4%
Median Sales Price*	\$163,500	\$144,900	- 11.4%	\$200,000	\$245,450	+ 22.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.3	+ 333.3%	--	--	--
Cumulative Days on Market Until Sale	12	25	+ 108.3%	29	20	- 31.0%
Percent of Original List Price Received*	106.7%	93.5%	- 12.4%	102.4%	103.4%	+ 1.0%
New Listings	1	2	+ 100.0%	41	40	- 2.4%

* 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

