

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

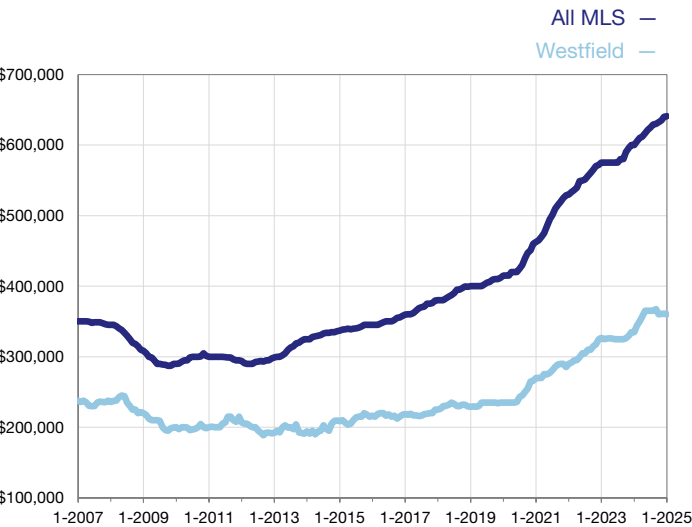
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	10	- 23.1%	13	10	- 23.1%
Closed Sales	16	12	- 25.0%	16	12	- 25.0%
Median Sales Price*	\$375,000	\$356,250	- 5.0%	\$375,000	\$356,250	- 5.0%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	36	54	+ 50.0%	36	54	+ 50.0%
Percent of Original List Price Received*	99.8%	97.8%	- 2.0%	99.8%	97.8%	- 2.0%
New Listings	16	10	- 37.5%	16	10	- 37.5%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$270,000	\$257,250	- 4.7%	\$270,000	\$257,250	- 4.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	15	37	+ 146.7%	15	37	+ 146.7%
Percent of Original List Price Received*	108.0%	93.2%	- 13.7%	108.0%	93.2%	- 13.7%
New Listings	2	2	0.0%	2	2	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

