

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

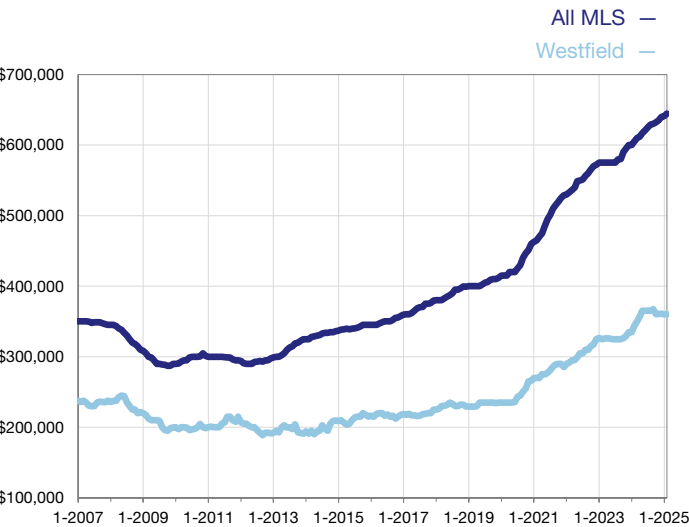
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	14	+ 40.0%	23	24	+ 4.3%
Closed Sales	16	14	- 12.5%	32	26	- 18.8%
Median Sales Price*	\$340,000	\$305,500	- 10.1%	\$350,000	\$331,750	- 5.2%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	32	42	+ 31.3%
Percent of Original List Price Received*	102.1%	96.3%	- 5.7%	100.9%	97.0%	- 3.9%
New Listings	16	14	- 12.5%	32	24	- 25.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	3	5	+ 66.7%
Closed Sales	0	2	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$258,500	--	\$270,000	\$257,250	- 4.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	36	--	15	36	+ 140.0%
Percent of Original List Price Received*	0.0%	100.6%	--	108.0%	96.9%	- 10.3%
New Listings	3	1	- 66.7%	5	3	- 40.0%

* 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

