

Westfield

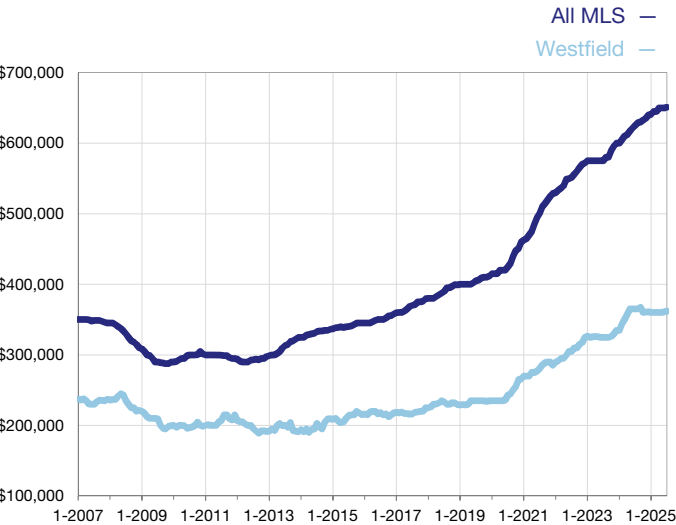
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	28	30	+ 7.1%	150	141	- 6.0%
Closed Sales	26	24	- 7.7%	142	119	- 16.2%
Median Sales Price*	\$377,500	\$420,000	+ 11.3%	\$369,950	\$380,000	+ 2.7%
Inventory of Homes for Sale	33	32	- 3.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	32	37	+ 15.6%
Percent of Original List Price Received*	102.4%	102.0%	- 0.4%	103.0%	101.2%	- 1.7%
New Listings	24	30	+ 25.0%	171	162	- 5.3%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	17	20	+ 17.6%
Closed Sales	2	6	+ 200.0%	15	17	+ 13.3%
Median Sales Price*	\$298,750	\$252,500	- 15.5%	\$250,000	\$263,000	+ 5.2%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--
Cumulative Days on Market Until Sale	23	32	+ 39.1%	21	36	+ 71.4%
Percent of Original List Price Received*	95.7%	101.7%	+ 6.3%	102.1%	100.0%	- 2.1%
New Listings	4	10	+ 150.0%	19	23	+ 21.1%

* 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

