

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	20	+ 33.3%	242	238	- 1.7%
Closed Sales	17	18	+ 5.9%	250	227	- 9.2%
Median Sales Price*	\$380,246	\$420,000	+ 10.5%	\$361,000	\$391,500	+ 8.4%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	29	38	+ 31.0%	32	34	+ 6.3%
Percent of Original List Price Received*	99.6%	100.5%	+ 0.9%	102.0%	101.1%	- 0.9%
New Listings	8	13	+ 62.5%	270	262	- 3.0%

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

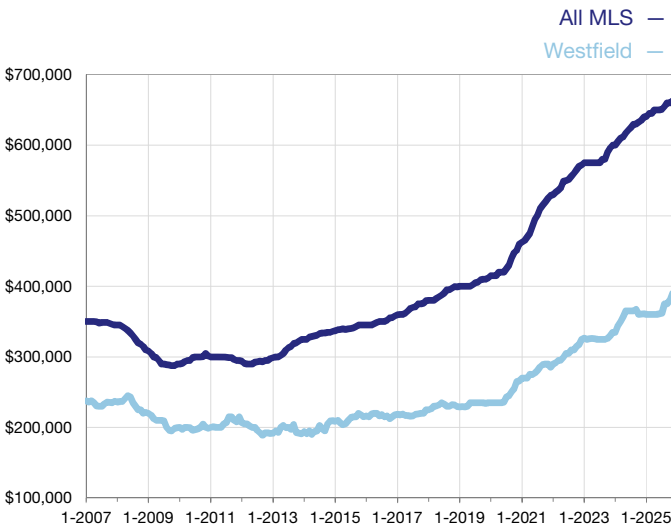
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	37	38	+ 2.7%
Closed Sales	1	1	0.0%	36	38	+ 5.6%
Median Sales Price*	\$144,900	\$550,000	+ 279.6%	\$245,450	\$222,500	- 9.4%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 16.0%	20	28	+ 40.0%
Percent of Original List Price Received*	93.5%	100.0%	+ 7.0%	103.4%	100.2%	- 3.1%
New Listings	2	4	+ 100.0%	40	45	+ 12.5%

* 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

