

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	20	+ 53.8%	23	31	+ 34.8%
Closed Sales	15	19	+ 26.7%	27	36	+ 33.3%
Median Sales Price*	\$301,000	\$376,000	+ 24.9%	\$330,000	\$370,500	+ 12.3%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	37	38	+ 2.7%	45	41	- 8.9%
Percent of Original List Price Received*	96.6%	100.5%	+ 4.0%	97.2%	99.3%	+ 2.2%
New Listings	14	12	- 14.3%	24	24	0.0%

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

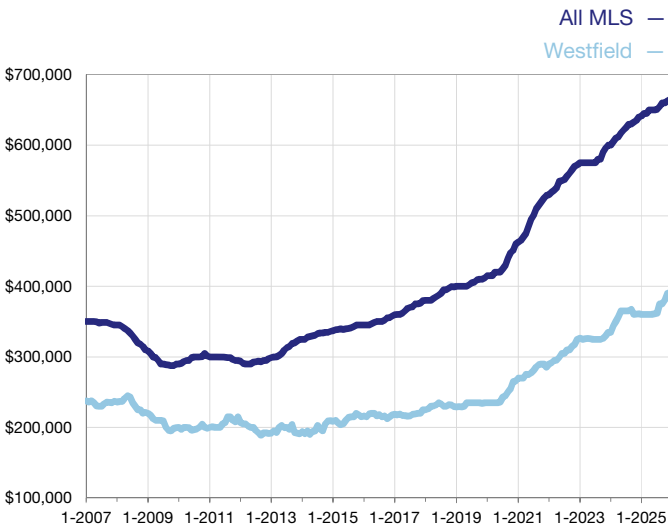
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	4	9	+ 125.0%
Closed Sales	2	3	+ 50.0%	4	4	0.0%
Median Sales Price*	\$258,500	\$217,000	- 16.1%	\$257,250	\$218,500	- 15.1%
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	36	31	- 13.9%	36	24	- 33.3%
Percent of Original List Price Received*	100.6%	95.5%	- 5.1%	96.9%	99.1%	+ 2.3%
New Listings	1	1	0.0%	3	4	+ 33.3%

* 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

