

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	16	0.0%	39	45	+ 15.4%
Closed Sales	10	11	+ 10.0%	37	47	+ 27.0%
Median Sales Price*	\$419,700	\$360,000	- 14.2%	\$340,000	\$360,000	+ 5.9%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	43	30	- 30.2%	44	39	- 11.4%
Percent of Original List Price Received*	102.2%	103.7%	+ 1.5%	98.5%	100.3%	+ 1.8%
New Listings	23	24	+ 4.3%	47	48	+ 2.1%

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

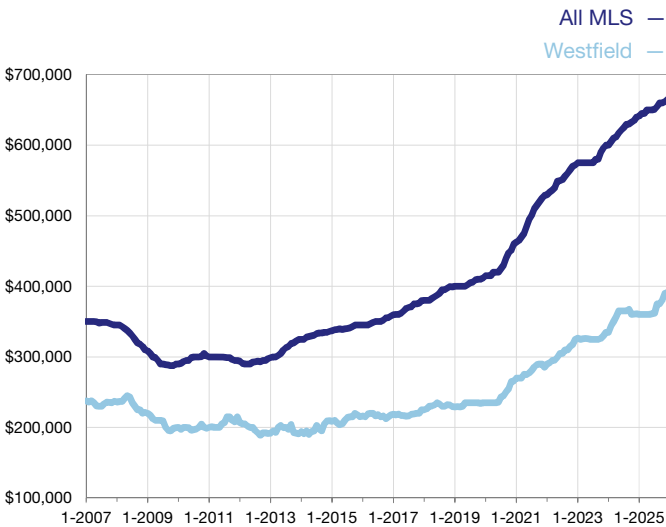
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	6	11	+ 83.3%
Closed Sales	2	5	+ 150.0%	6	9	+ 50.0%
Median Sales Price*	\$271,500	\$185,000	- 31.9%	\$271,500	\$217,000	- 20.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	76	82	+ 7.9%	49	56	+ 14.3%
Percent of Original List Price Received*	96.0%	92.4%	- 3.7%	96.6%	95.4%	- 1.2%
New Listings	0	2	--	3	6	+ 100.0%

* 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

