

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	21	21	0.0%	60	62	+ 3.3%
Closed Sales	15	11	- 26.7%	52	60	+ 15.4%
Median Sales Price*	\$360,000	\$429,000	+ 19.2%	\$347,500	\$368,500	+ 6.0%
Inventory of Homes for Sale	32	31	- 3.1%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	49	20	- 59.2%	46	36	- 21.7%
Percent of Original List Price Received*	100.5%	100.4%	- 0.1%	99.1%	100.3%	+ 1.2%
New Listings	23	31	+ 34.8%	70	79	+ 12.9%

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

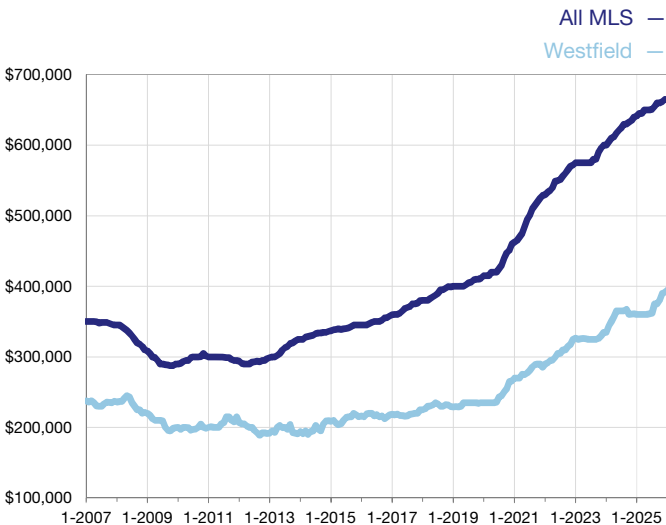
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	8	12	+ 50.0%
Closed Sales	3	2	- 33.3%	9	12	+ 33.3%
Median Sales Price*	\$215,000	\$262,500	+ 22.1%	\$263,000	\$213,500	- 18.8%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.4	1.8	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale	33	101	+ 206.1%	44	65	+ 47.7%
Percent of Original List Price Received*	94.4%	96.1%	+ 1.8%	95.9%	95.2%	- 0.7%
New Listings	2	5	+ 150.0%	5	11	+ 120.0%

* 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

