

Westfield

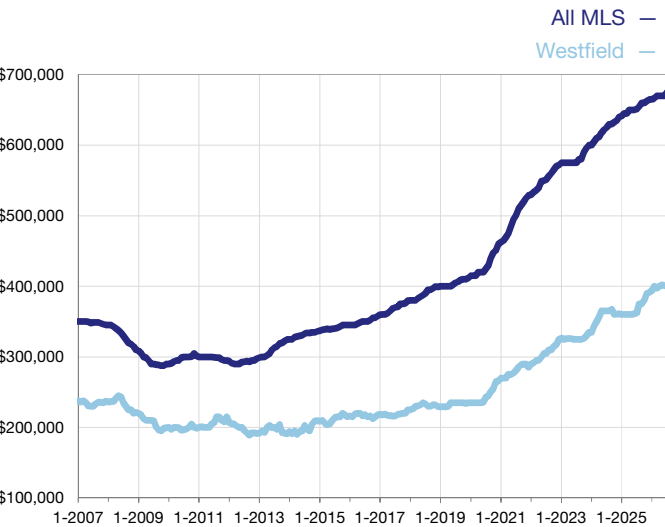
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	27	30	+ 11.1%	138	137	- 0.7%
Closed Sales	24	19	- 20.8%	119	129	+ 8.4%
Median Sales Price*	\$420,000	\$359,000	- 14.5%	\$380,000	\$380,000	0.0%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	25	37	+ 48.0%	37	34	- 8.1%
Percent of Original List Price Received*	102.0%	100.7%	- 1.3%	101.2%	101.7%	+ 0.5%
New Listings	30	31	+ 3.3%	162	162	0.0%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	19	23	+ 21.1%
Closed Sales	6	4	- 33.3%	17	20	+ 17.6%
Median Sales Price*	\$252,500	\$310,000	+ 22.8%	\$263,000	\$218,500	- 16.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	36	49	+ 36.1%
Percent of Original List Price Received*	101.7%	102.5%	+ 0.8%	100.0%	98.4%	- 1.6%
New Listings	10	5	- 50.0%	23	25	+ 8.7%

* 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

