

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

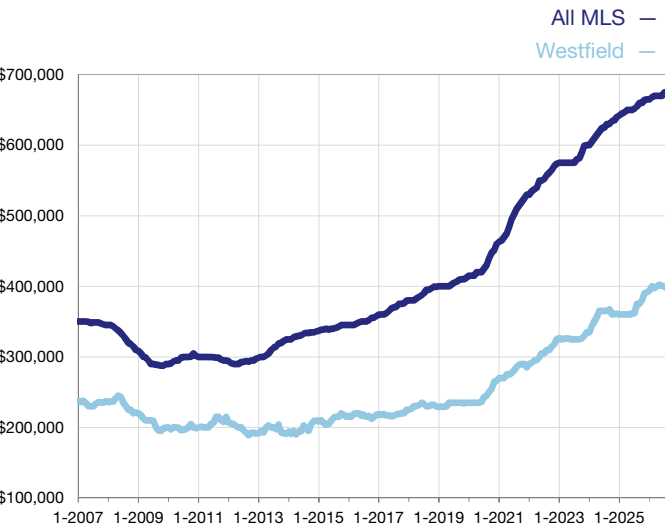
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	24	+ 60.0%	153	159	+ 3.9%
Closed Sales	26	25	- 3.8%	145	155	+ 6.9%
Median Sales Price*	\$447,500	\$450,000	+ 0.6%	\$385,000	\$385,000	0.0%
Inventory of Homes for Sale	40	39	- 2.5%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	21	77	+ 266.7%	34	42	+ 23.5%
Percent of Original List Price Received*	103.7%	97.7%	- 5.8%	101.6%	101.1%	- 0.5%
New Listings	23	29	+ 26.1%	185	191	+ 3.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	26	28	+ 7.7%
Closed Sales	4	3	- 25.0%	21	23	+ 9.5%
Median Sales Price*	\$182,500	\$340,000	+ 86.3%	\$230,000	\$220,000	- 4.3%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	17	17	0.0%	32	45	+ 40.6%
Percent of Original List Price Received*	99.9%	101.5%	+ 1.6%	100.0%	98.8%	- 1.2%
New Listings	6	6	0.0%	29	31	+ 6.9%

* 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

