

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westfield

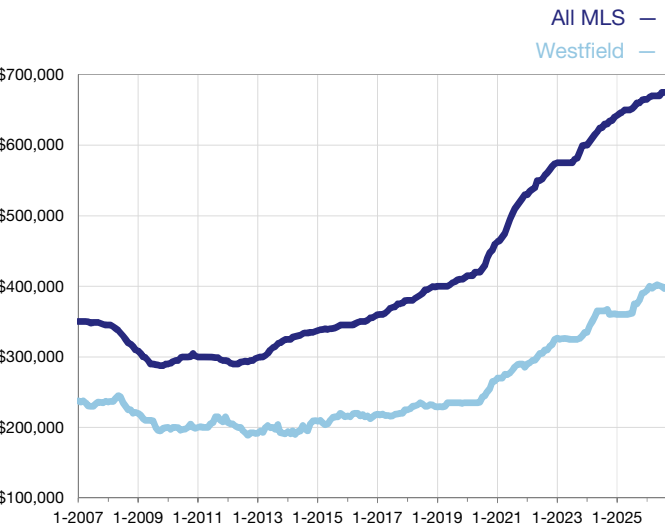
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	28	20	- 28.6%	181	175	- 3.3%
Closed Sales	22	17	- 22.7%	167	172	+ 3.0%
Median Sales Price*	\$377,500	\$460,000	+ 21.9%	\$385,000	\$395,207	+ 2.7%
Inventory of Homes for Sale	31	48	+ 54.8%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	33	40	+ 21.2%
Percent of Original List Price Received*	99.5%	100.5%	+ 1.0%	101.3%	101.0%	- 0.3%
New Listings	21	31	+ 47.6%	206	220	+ 6.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	32	30	- 6.3%
Closed Sales	6	3	- 50.0%	27	26	- 3.7%
Median Sales Price*	\$220,000	\$229,900	+ 4.5%	\$230,000	\$221,500	- 3.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	11	- 38.9%	29	41	+ 41.4%
Percent of Original List Price Received*	101.0%	105.0%	+ 4.0%	100.2%	99.5%	- 0.7%
New Listings	5	2	- 60.0%	34	33	- 2.9%

* 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

