Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Westfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	18	**24**	+ 33.3%	199	**195**	- 2.0%
Closed Sales	29	**25**	- 13.8%	196	**197**	+ 0.5%
Median Sales Price*	$410,000	**$455,000**	+ 11.0%	$390,000	**$400,000**	+ 2.6%
Inventory of Homes for Sale	34	**46**	+ 35.3%	--	--	--
Months Supply of Inventory	1.8	**2.4**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	39	**36**	- 7.7%	34	**40**	+ 17.6%
Percent of Original List Price Received*	99.8%	**101.0%**	+ 1.2%	101.1%	**101.0%**	- 0.1%
New Listings	22	**22**	0.0%	228	**242**	+ 6.1%

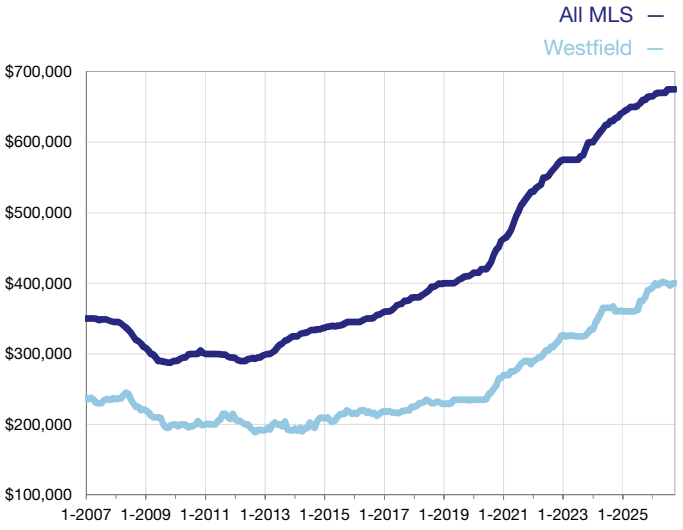
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

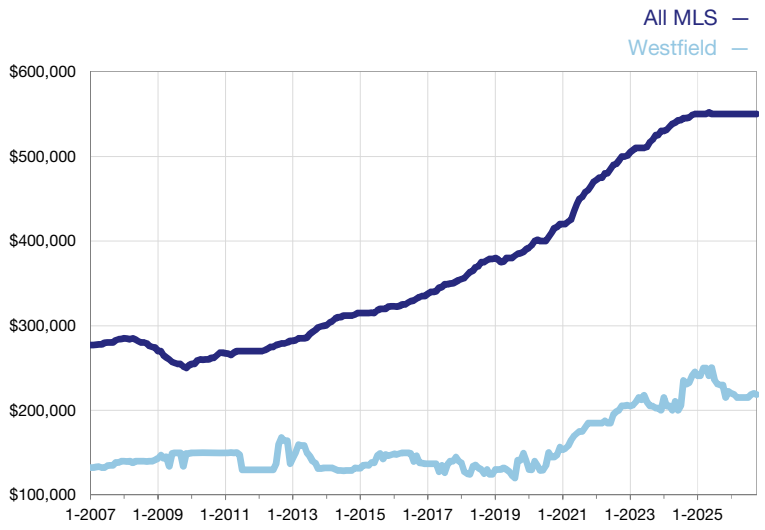
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	34	**34**	0.0%
Closed Sales	5	**4**	- 20.0%	32	**30**	- 6.3%
Median Sales Price*	$235,000	**$242,450**	+ 3.2%	$230,000	**$221,500**	- 3.7%
Inventory of Homes for Sale	9	**5**	- 44.4%	--	--	--
Months Supply of Inventory	2.9	**1.6**	- 44.8%	--	--	--
Cumulative Days on Market Until Sale	12	**93**	+ 675.0%	27	**48**	+ 77.8%
Percent of Original List Price Received*	104.1%	**95.8%**	- 8.0%	100.8%	**99.0%**	- 1.8%
New Listings	5	**3**	- 40.0%	39	**36**	- 7.7%

* 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



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