

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

### Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	16	- 11.1%	86	122	+ 41.9%
Closed Sales	23	33	+ 43.5%	77	100	+ 29.9%
Median Sales Price*	\$775,000	\$1,060,000	+ 36.8%	\$817,500	\$1,012,500	+ 23.9%
Inventory of Homes for Sale	33	19	- 42.4%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	39	16	- 59.0%	46	28	- 39.1%
Percent of Original List Price Received*	98.1%	107.7%	+ 9.8%	98.1%	105.6%	+ 7.6%
New Listings	21	23	+ 9.5%	112	138	+ 23.2%

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

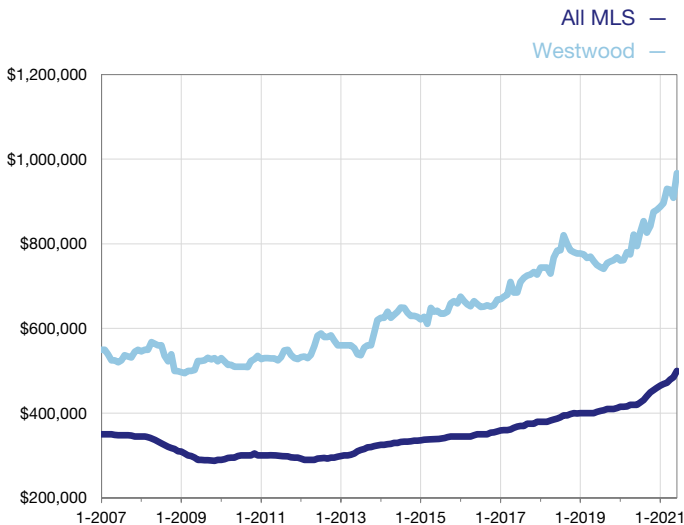
### Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	4	+ 100.0%	8	25	+ 212.5%
Closed Sales	1	5	+ 400.0%	18	19	+ 5.6%
Median Sales Price*	\$719,850	\$665,000	- 7.6%	\$503,495	\$762,500	+ 51.4%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	98	77	- 21.4%	101	55	- 45.5%
Percent of Original List Price Received*	98.6%	101.5%	+ 2.9%	102.6%	103.2%	+ 0.6%
New Listings	0	4	--	10	27	+ 170.0%

\* 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

