

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	9	+ 80.0%	197	143	- 27.4%
Closed Sales	9	4	- 55.6%	199	138	- 30.7%
Median Sales Price*	\$1,400,000	\$1,185,454	- 15.3%	\$1,049,000	\$1,192,954	+ 13.7%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	68	10	- 85.3%	28	23	- 17.9%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	103.6%	104.1%	+ 0.5%
New Listings	3	3	0.0%	219	172	- 21.5%

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

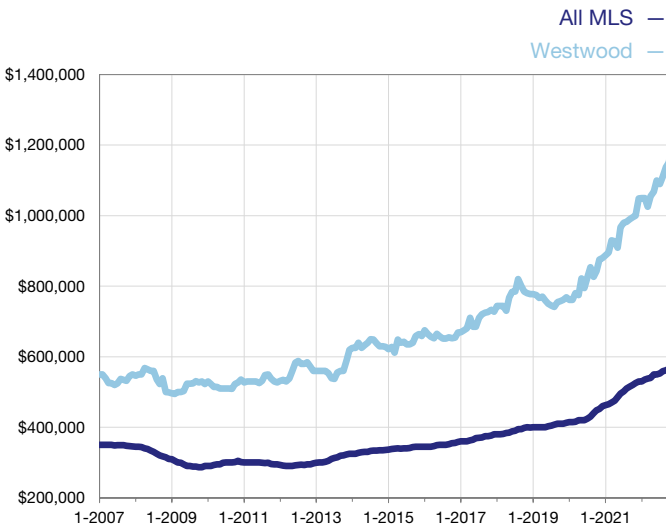
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	32	14	- 56.3%
Closed Sales	1	1	0.0%	33	30	- 9.1%
Median Sales Price*	\$630,000	\$1,388,816	+ 120.4%	\$1,045,243	\$1,126,874	+ 7.8%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	2.5	--	--	--	--
Cumulative Days on Market Until Sale	53	63	+ 18.9%	42	68	+ 61.9%
Percent of Original List Price Received*	100.2%	116.2%	+ 16.0%	105.0%	104.4%	- 0.6%
New Listings	0	0	--	30	28	- 6.7%

* 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

