

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	10	+ 150.0%	4	10	+ 150.0%
Closed Sales	4	10	+ 150.0%	4	10	+ 150.0%
Median Sales Price*	\$897,500	\$877,500	- 2.2%	\$897,500	\$877,500	- 2.2%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	46	47	+ 2.2%	46	47	+ 2.2%
Percent of Original List Price Received*	100.8%	97.4%	- 3.4%	100.8%	97.4%	- 3.4%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

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

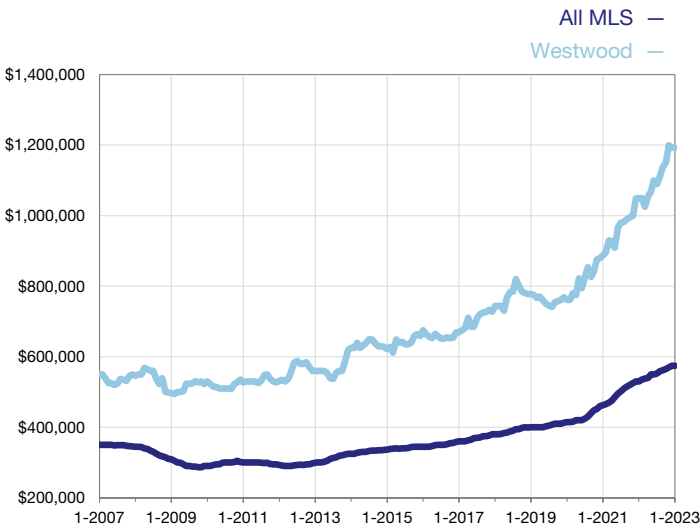
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	0	4	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$1,200,053	\$1,351,942	+ 12.7%	\$1,200,053	\$1,351,942	+ 12.7%
Inventory of Homes for Sale	0	8	--	--	--	--
Months Supply of Inventory	0.0	3.6	--	--	--	--
Cumulative Days on Market Until Sale	21	90	+ 328.6%	21	90	+ 328.6%
Percent of Original List Price Received*	103.5%	108.2%	+ 4.5%	103.5%	108.2%	+ 4.5%
New Listings	0	7	--	0	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

