Local Market Update – August 2018

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

Westwood

Single-Family Properties

	August			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	14	**11**	- 21.4%	126	**132**	+ 4.8%
Closed Sales	19	**22**	+ 15.8%	127	**127**	0.0%
Median Sales Price*	$688,000	**$866,275**	+ 25.9%	$722,000	**$820,000**	+ 13.6%
Inventory of Homes for Sale	43	**40**	- 7.0%	--	--	--
Months Supply of Inventory	2.9	**2.7**	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	49	**32**	- 34.7%	71	**49**	- 31.0%
Percent of Original List Price Received*	97.8%	**96.8%**	- 1.0%	96.9%	**97.6%**	+ 0.7%
New Listings	19	**16**	- 15.8%	168	**175**	+ 4.2%

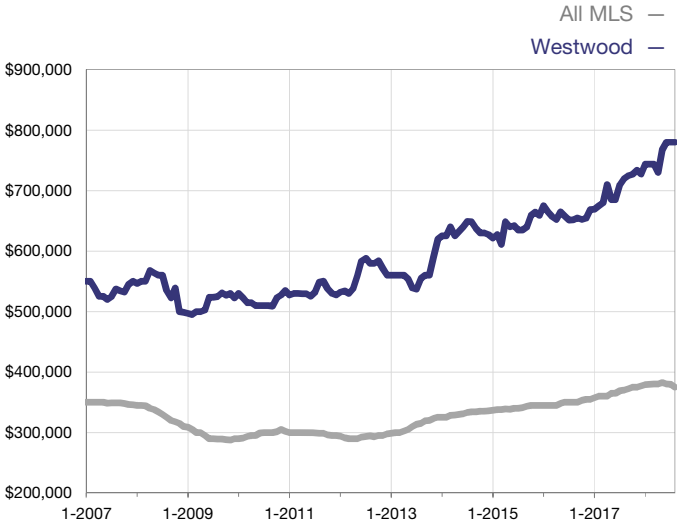
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

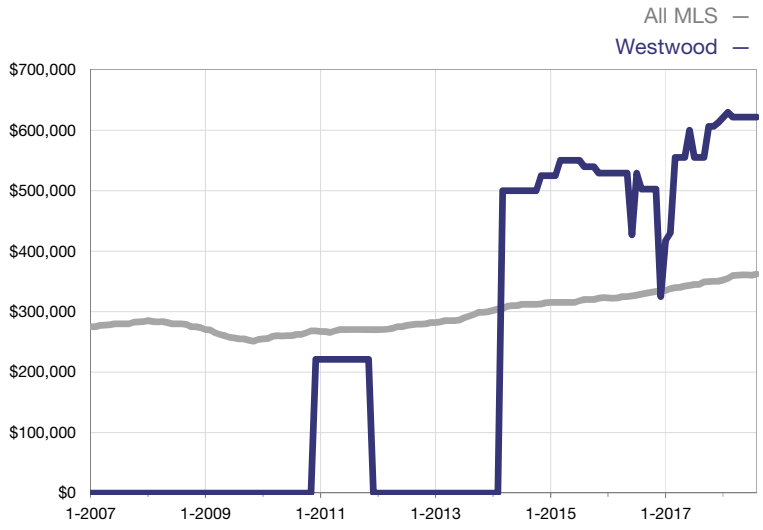
	August			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**0**	--	2	**1**	- 50.0%
Closed Sales	0	**1**	--	5	**1**	- 80.0%
Median Sales Price*	$0	**$485,500**	--	$599,999	**$485,500**	- 19.1%
Inventory of Homes for Sale	4	**0**	- 100.0%	--	--	--
Months Supply of Inventory	2.7	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**27**	--	56	**27**	- 51.8%
Percent of Original List Price Received*	0.0%	**102.2%**	--	100.2%	**102.2%**	+ 2.0%
New Listings	0	**0**	--	6	**3**	- 50.0%

* 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



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