

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	19	+ 26.7%	120	108	- 10.0%
Closed Sales	17	22	+ 29.4%	105	93	- 11.4%
Median Sales Price*	\$920,000	\$803,000	- 12.7%	\$785,000	\$750,000	- 4.5%
Inventory of Homes for Sale	54	45	- 16.7%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--
Cumulative Days on Market Until Sale	27	43	+ 59.3%	53	74	+ 39.6%
Percent of Original List Price Received*	99.7%	98.5%	- 1.2%	97.7%	96.1%	- 1.6%
New Listings	14	19	+ 35.7%	158	160	+ 1.3%

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

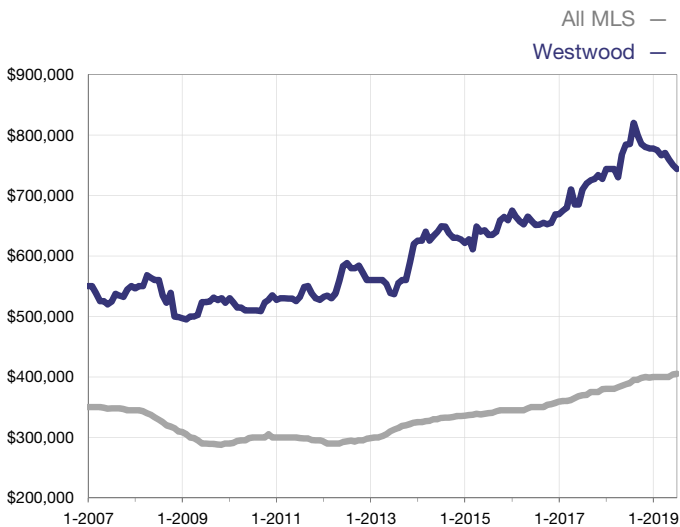
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	7	--	1	58	+ 5,700.0%
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$484,950	--
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	1.0	9.0	+ 800.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	129	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	92.8%	--
New Listings	0	6	--	3	66	+ 2,100.0%

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

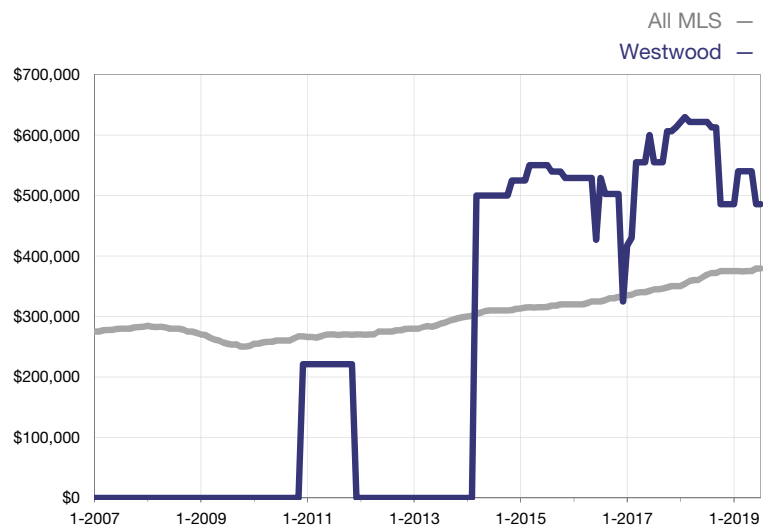
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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