

Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	13	+ 18.2%	131	119	- 9.2%
Closed Sales	22	21	- 4.5%	127	115	- 9.4%
Median Sales Price*	\$866,275	\$840,000	- 3.0%	\$820,000	\$755,000	- 7.9%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--
Cumulative Days on Market Until Sale	32	49	+ 53.1%	49	69	+ 40.8%
Percent of Original List Price Received*	96.8%	95.8%	- 1.0%	97.6%	96.1%	- 1.5%
New Listings	16	14	- 12.5%	173	174	+ 0.6%

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

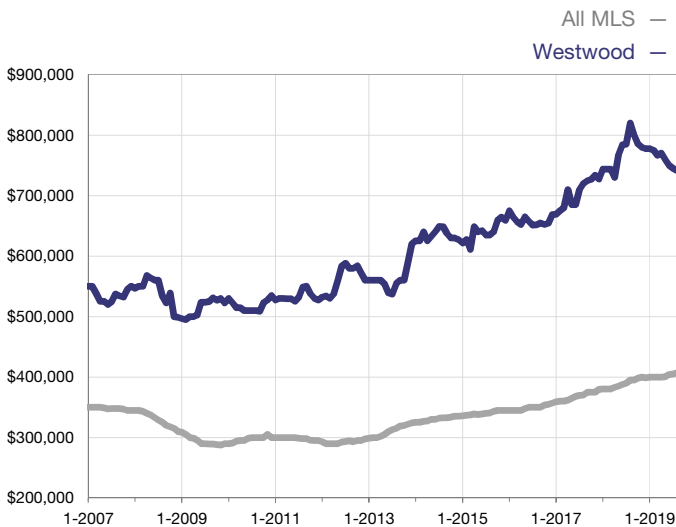
Condominium Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	8	--	1	66	+ 6,500.0%
Closed Sales	1	8	+ 700.0%	1	10	+ 900.0%
Median Sales Price*	\$485,500	\$646,203	+ 33.1%	\$485,500	\$623,573	+ 28.4%
Inventory of Homes for Sale	2	13	+ 550.0%	--	--	--
Months Supply of Inventory	1.3	3.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 40.7%	27	56	+ 107.4%
Percent of Original List Price Received*	102.2%	106.2%	+ 3.9%	102.2%	103.5%	+ 1.3%
New Listings	0	12	--	4	78	+ 1,850.0%

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

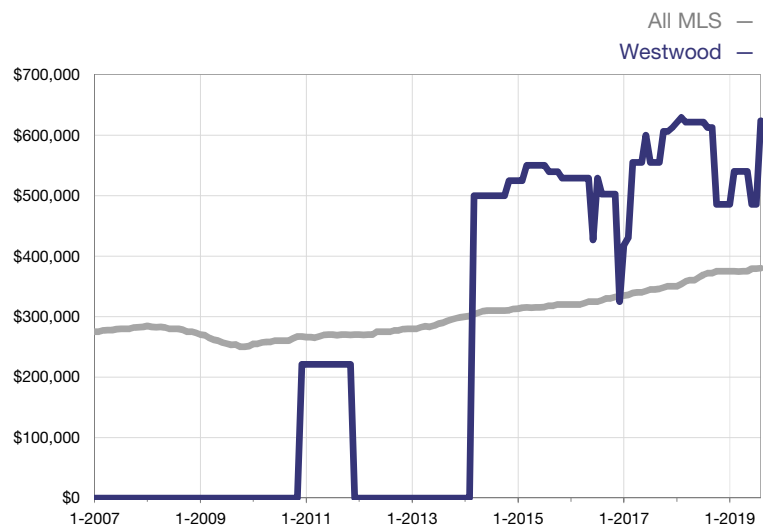
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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