

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Median Sales Price*	\$728,500	\$940,000	+ 29.0%	\$728,500	\$940,000	+ 29.0%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	72	28	- 61.1%	72	28	- 61.1%
Percent of Original List Price Received*	96.2%	99.0%	+ 2.9%	96.2%	99.0%	+ 2.9%
New Listings	9	13	+ 44.4%	9	13	+ 44.4%

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

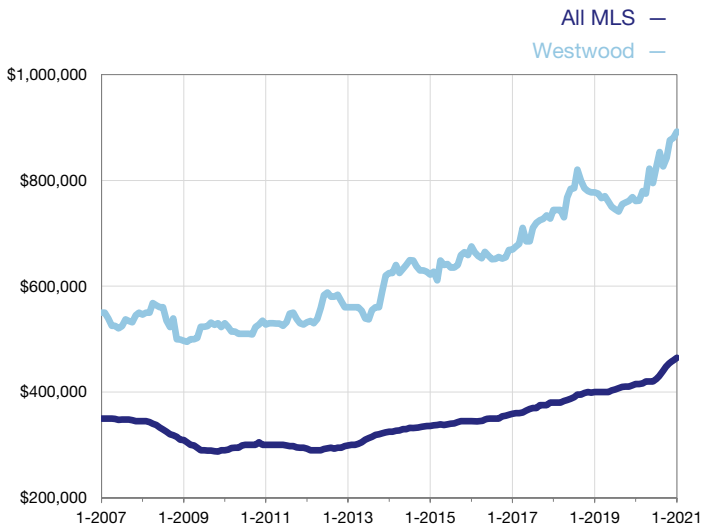
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	9	0	- 100.0%	9	0	- 100.0%
Median Sales Price*	\$496,070	\$0	- 100.0%	\$496,070	\$0	- 100.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.1	2.5	+ 2,400.0%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	48	0	- 100.0%
Percent of Original List Price Received*	105.8%	0.0%	- 100.0%	105.8%	0.0%	- 100.0%
New Listings	0	3	--	0	3	--

* 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

