

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	33	+ 120.0%	34	59	+ 73.5%
Closed Sales	7	14	+ 100.0%	26	28	+ 7.7%
Median Sales Price*	\$880,000	\$1,212,500	+ 37.8%	\$754,500	\$1,051,500	+ 39.4%
Inventory of Homes for Sale	37	12	- 67.6%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--
Cumulative Days on Market Until Sale	56	34	- 39.3%	68	35	- 48.5%
Percent of Original List Price Received*	96.3%	105.2%	+ 9.2%	96.4%	102.2%	+ 6.0%
New Listings	27	30	+ 11.1%	56	59	+ 5.4%

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

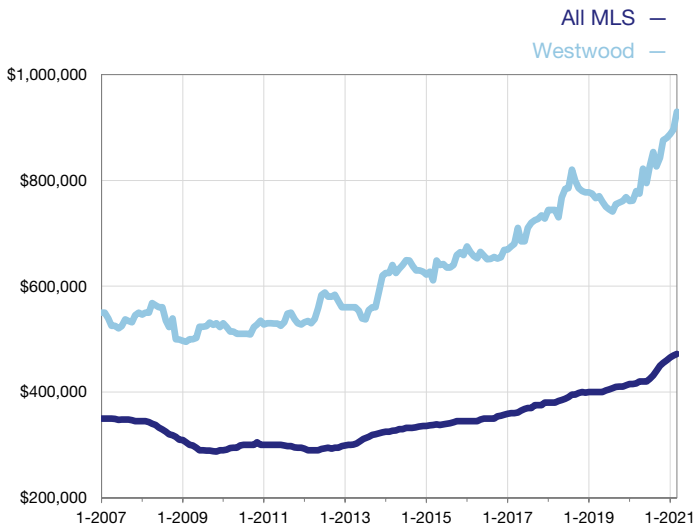
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	5	+ 400.0%	5	12	+ 140.0%
Closed Sales	1	1	0.0%	15	4	- 73.3%
Median Sales Price*	\$504,995	\$465,000	- 7.9%	\$501,995	\$600,000	+ 19.5%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	6.0	+ 1,400.0%	--	--	--
Cumulative Days on Market Until Sale	312	18	- 94.2%	89	93	+ 4.5%
Percent of Original List Price Received*	106.3%	101.1%	- 4.9%	104.2%	98.0%	- 6.0%
New Listings	2	7	+ 250.0%	5	18	+ 260.0%

\* 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

