

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	21	+ 31.3%	50	80	+ 60.0%
Closed Sales	14	23	+ 64.3%	40	51	+ 27.5%
Median Sales Price*	\$786,250	\$891,000	+ 13.3%	\$756,000	\$949,000	+ 25.5%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	55	36	- 34.5%
Percent of Original List Price Received*	100.9%	105.1%	+ 4.2%	98.0%	103.5%	+ 5.6%
New Listings	14	34	+ 142.9%	70	93	+ 32.9%

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

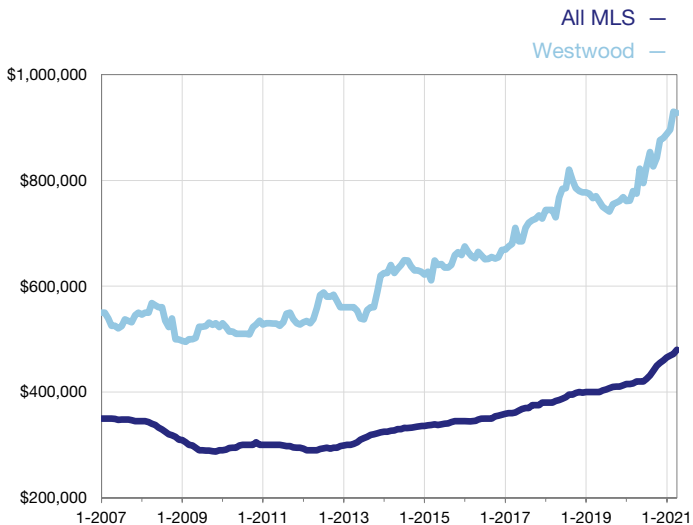
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	6	--	5	18	+ 260.0%
Closed Sales	2	3	+ 50.0%	17	7	- 58.8%
Median Sales Price*	\$549,250	\$1,045,243	+ 90.3%	\$501,995	\$760,000	+ 51.4%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	3.1	+ 675.0%	--	--	--
Cumulative Days on Market Until Sale	194	26	- 86.6%	101	64	- 36.6%
Percent of Original List Price Received*	92.7%	105.7%	+ 14.0%	102.9%	101.3%	- 1.6%
New Listings	2	3	+ 50.0%	7	21	+ 200.0%

* 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

