

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	29	+ 61.1%	68	106	+ 55.9%
Closed Sales	14	16	+ 14.3%	54	67	+ 24.1%
Median Sales Price*	\$1,155,000	\$1,045,000	- 9.5%	\$846,694	\$974,000	+ 15.0%
Inventory of Homes for Sale	33	13	- 60.6%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	50	33	- 34.0%
Percent of Original List Price Received*	98.6%	107.9%	+ 9.4%	98.1%	104.5%	+ 6.5%
New Listings	21	22	+ 4.8%	91	115	+ 26.4%

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

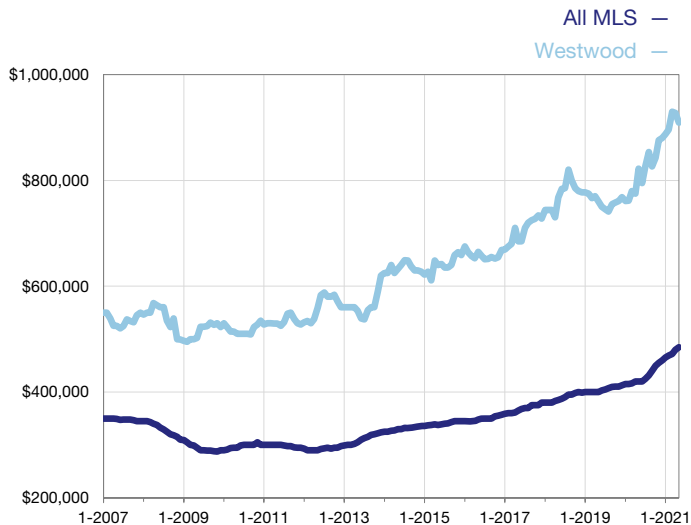
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	6	21	+ 250.0%
Closed Sales	0	6	--	17	13	- 23.5%
Median Sales Price*	\$0	\$910,225	--	\$501,995	\$762,500	+ 51.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	101	44	- 56.4%
Percent of Original List Price Received*	0.0%	107.3%	--	102.9%	104.1%	+ 1.2%
New Listings	3	2	- 33.3%	10	23	+ 130.0%

* 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

