

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|--------------------|---------|--------------|--------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 11 | 6 | - 45.5% | 192 | 134 | - 30.2% |
| Closed Sales | 24 | 12 | - 50.0% | 190 | 134 | - 29.5% |
| Median Sales Price* | \$898,250 | \$1,127,500 | + 25.5% | \$1,020,000 | \$1,195,000 | + 17.2% |
| Inventory of Homes for Sale | 22 | 22 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.9 | + 46.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 32 | 21 | - 34.4% | 26 | 24 | - 7.7% |
| Percent of Original List Price Received* | 101.7% | 101.5% | - 0.2% | 103.9% | 104.3% | + 0.4% |
| New Listings | 5 | 6 | + 20.0% | 216 | 169 | - 21.8% |

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

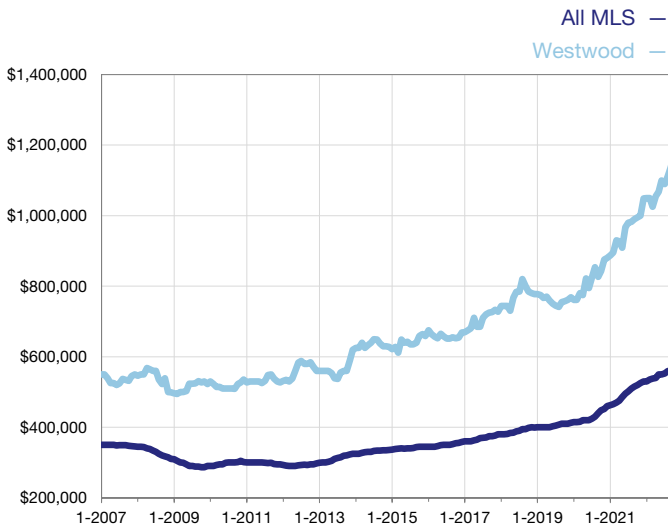
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-------------|------------------|------------|--------------|--------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 2 | 0 | - 100.0% | 32 | 14 | - 56.3% |
| Closed Sales | 1 | 2 | + 100.0% | 32 | 27 | - 15.6% |
| Median Sales Price* | \$1,150,136 | \$818,388 | - 28.8% | \$1,051,596 | \$1,136,749 | + 8.1% |
| Inventory of Homes for Sale | 1 | 8 | + 700.0% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 4.0 | + 1,233.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 212 | -- | 41 | 56 | + 36.6% |
| Percent of Original List Price Received* | 112.8% | 86.7% | - 23.1% | 105.2% | 105.3% | + 0.1% |
| New Listings | 0 | 0 | -- | 30 | 28 | - 6.7% |

* 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

