

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	8	- 38.5%	32	40	+ 25.0%
Closed Sales	12	13	+ 8.3%	24	35	+ 45.8%
Median Sales Price*	\$1,062,500	<b>\$1,430,000</b>	+ 34.6%	\$1,030,000	<b>\$1,352,000</b>	+ 31.3%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	15	37	+ 146.7%	21	49	+ 133.3%
Percent of Original List Price Received*	109.2%	<b>104.1%</b>	- 4.7%	106.8%	<b>100.3%</b>	- 6.1%
New Listings	21	8	- 61.9%	56	46	- 17.9%

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

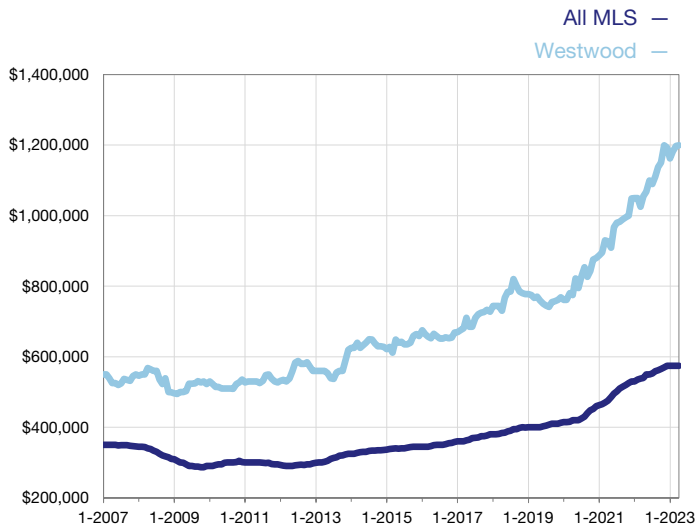
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	4	13	+ 225.0%
Closed Sales	3	3	0.0%	9	10	+ 11.1%
Median Sales Price*	\$1,239,368	<b>\$840,000</b>	- 32.2%	\$1,195,069	<b>\$844,950</b>	- 29.3%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	4.4	3.5	- 20.5%	--	--	--
Cumulative Days on Market Until Sale	48	139	+ 189.6%	33	107	+ 224.2%
Percent of Original List Price Received*	108.6%	<b>95.0%</b>	- 12.5%	109.2%	<b>97.2%</b>	- 11.0%
New Listings	1	2	+ 100.0%	14	18	+ 28.6%

\* 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

