

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	15	- 21.1%	74	67	- 9.5%
Closed Sales	24	11	- 54.2%	56	62	+ 10.7%
Median Sales Price*	\$1,198,000	\$1,223,000	+ 2.1%	\$1,090,000	\$1,350,000	+ 23.9%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	18	39	+ 116.7%
Percent of Original List Price Received*	109.0%	99.9%	- 8.3%	108.9%	100.4%	- 7.8%
New Listings	29	17	- 41.4%	104	76	- 26.9%

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

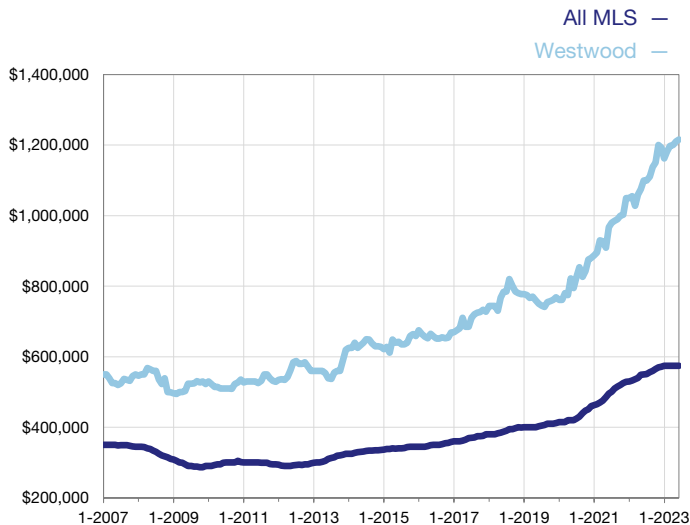
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	6	17	+ 183.3%
Closed Sales	4	4	0.0%	15	17	+ 13.3%
Median Sales Price*	\$1,233,438	\$647,000	- 47.5%	\$1,136,749	\$810,000	- 28.7%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	6.3	2.2	- 65.1%	--	--	--
Cumulative Days on Market Until Sale	60	144	+ 140.0%	36	102	+ 183.3%
Percent of Original List Price Received*	103.6%	95.0%	- 8.3%	106.6%	97.0%	- 9.0%
New Listings	2	3	+ 50.0%	17	24	+ 41.2%

* 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

