

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	10	- 44.4%	92	73	- 20.7%
Closed Sales	14	15	+ 7.1%	70	78	+ 11.4%
Median Sales Price*	\$1,337,500	\$1,000,000	- 25.2%	\$1,188,000	\$1,274,000	+ 7.2%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	18	33	+ 83.3%
Percent of Original List Price Received*	106.7%	103.6%	- 2.9%	108.5%	101.1%	- 6.8%
New Listings	20	7	- 65.0%	124	83	- 33.1%

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

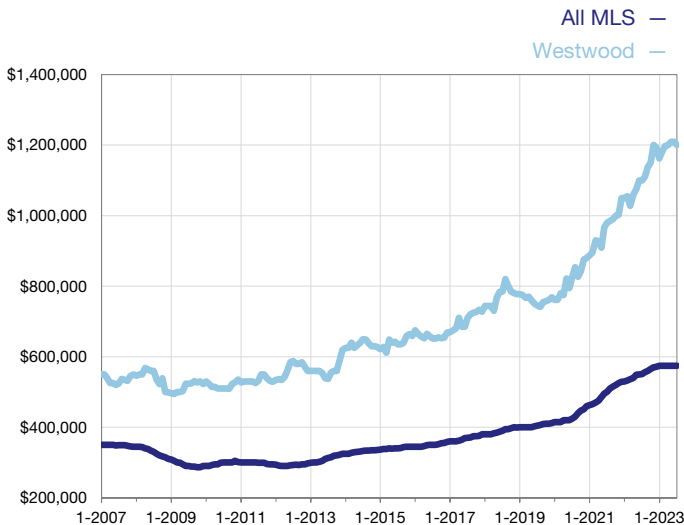
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	8	20	+ 150.0%
Closed Sales	3	1	- 66.7%	18	18	0.0%
Median Sales Price*	\$800,000	\$835,000	+ 4.4%	\$1,126,874	\$815,000	- 27.7%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	6.0	1.4	- 76.7%	--	--	--
Cumulative Days on Market Until Sale	46	131	+ 184.8%	38	104	+ 173.7%
Percent of Original List Price Received*	110.8%	99.4%	- 10.3%	107.3%	97.1%	- 9.5%
New Listings	0	1	--	17	25	+ 47.1%

* 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

