

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	102	84	- 17.6%
Closed Sales	24	6	- 75.0%	94	84	- 10.6%
Median Sales Price*	\$1,130,000	\$842,500	- 25.4%	\$1,138,000	\$1,205,000	+ 5.9%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	33	+ 73.7%	18	33	+ 83.3%
Percent of Original List Price Received*	100.6%	100.3%	- 0.3%	106.5%	101.0%	- 5.2%
New Listings	8	8	0.0%	132	91	- 31.1%

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

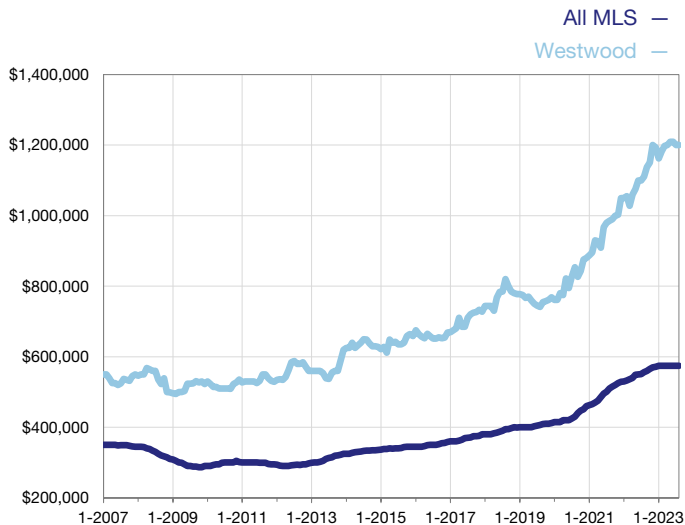
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	8	23	+ 187.5%
Closed Sales	3	2	- 33.3%	21	20	- 4.8%
Median Sales Price*	\$1,163,449	\$504,500	- 56.6%	\$1,136,749	\$800,000	- 29.6%
Inventory of Homes for Sale	12	0	- 100.0%	--	--	--
Months Supply of Inventory	7.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	82	51	- 37.8%	44	99	+ 125.0%
Percent of Original List Price Received*	103.7%	100.0%	- 3.6%	106.8%	97.4%	- 8.8%
New Listings	4	1	- 75.0%	21	25	+ 19.0%

* 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

