

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	127	99	- 22.0%
Closed Sales	11	9	- 18.2%	122	99	- 18.9%
Median Sales Price*	\$1,020,000	<b>\$1,375,000</b>	+ 34.8%	\$1,195,000	<b>\$1,200,000</b>	+ 0.4%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	64	35	- 45.3%	24	35	+ 45.8%
Percent of Original List Price Received*	99.9%	97.9%	- 2.0%	104.5%	100.6%	- 3.7%
New Listings	17	9	- 47.1%	162	113	- 30.2%

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

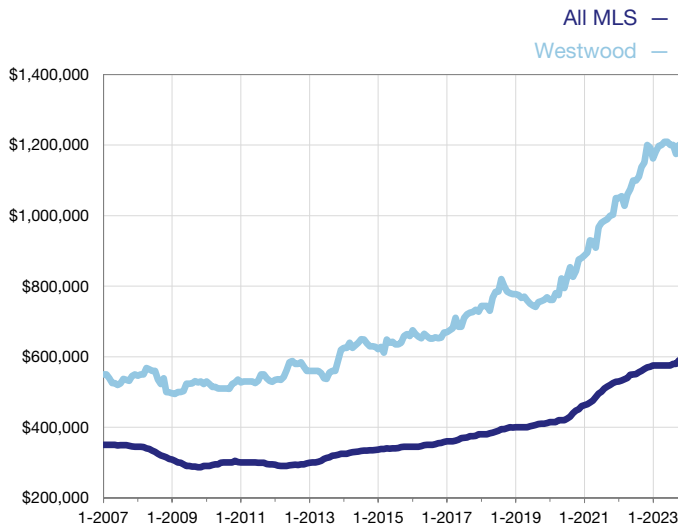
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	14	25	+ 78.6%
Closed Sales	1	2	+ 100.0%	25	25	0.0%
Median Sales Price*	\$790,000	<b>\$1,000,000</b>	+ 26.6%	\$1,163,449	<b>\$790,000</b>	- 32.1%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	5.0	0.8	- 84.0%	--	--	--
Cumulative Days on Market Until Sale	24	44	+ 83.3%	44	107	+ 143.2%
Percent of Original List Price Received*	98.9%	91.7%	- 7.3%	106.8%	96.6%	- 9.6%
New Listings	4	1	- 75.0%	26	29	+ 11.5%

\* 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

