

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	133	108	- 18.8%
Closed Sales	12	10	- 16.7%	134	110	- 17.9%
Median Sales Price*	\$1,127,500	<b>\$912,500</b>	- 19.1%	\$1,195,000	<b>\$1,125,000</b>	- 5.9%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	24	34	+ 41.7%
Percent of Original List Price Received*	101.5%	100.0%	- 1.5%	104.3%	100.6%	- 3.5%
New Listings	6	10	+ 66.7%	168	123	- 26.8%

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

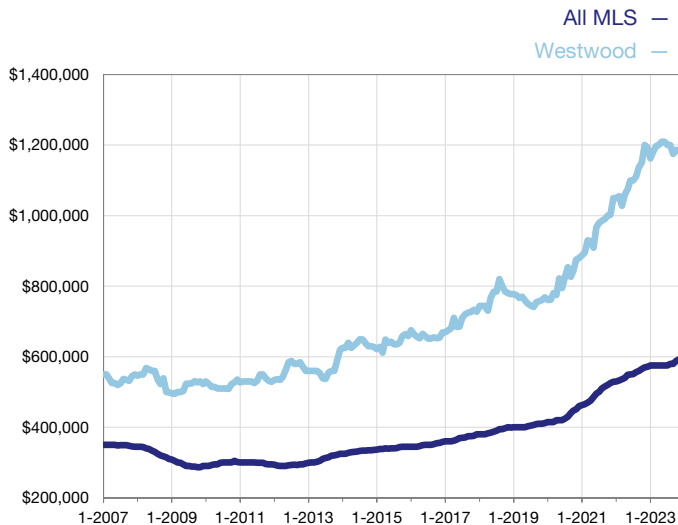
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	14	25	+ 78.6%
Closed Sales	4	1	- 75.0%	29	26	- 10.3%
Median Sales Price*	\$812,750	<b>\$875,000</b>	+ 7.7%	\$1,116,999	<b>\$796,000</b>	- 28.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	4.5	1.2	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	217	10	- 95.4%	68	103	+ 51.5%
Percent of Original List Price Received*	86.5%	99.4%	+ 14.9%	104.0%	96.7%	- 7.0%
New Listings	0	1	--	26	30	+ 15.4%

\* 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

