

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	142	115	- 19.0%
Closed Sales	4	4	0.0%	138	114	- 17.4%
Median Sales Price*	\$1,185,454	\$1,488,500	+ 25.6%	\$1,192,954	\$1,162,500	- 2.6%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	10	21	+ 110.0%	23	33	+ 43.5%
Percent of Original List Price Received*	100.0%	98.8%	- 1.2%	104.1%	100.6%	- 3.4%
New Listings	3	3	0.0%	171	126	- 26.3%

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

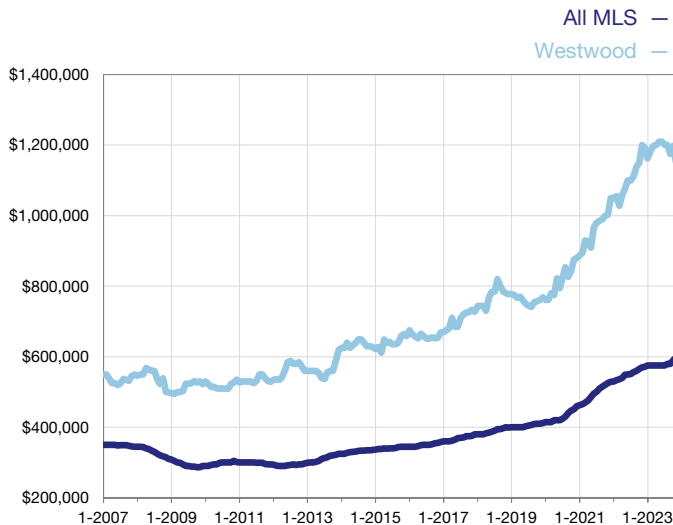
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	14	25	+ 78.6%
Closed Sales	1	0	- 100.0%	30	26	- 13.3%
Median Sales Price*	\$1,388,816	\$0	- 100.0%	\$1,126,874	\$796,000	- 29.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	68	103	+ 51.5%
Percent of Original List Price Received*	116.2%	0.0%	- 100.0%	104.4%	96.7%	- 7.4%
New Listings	0	0	--	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

