

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

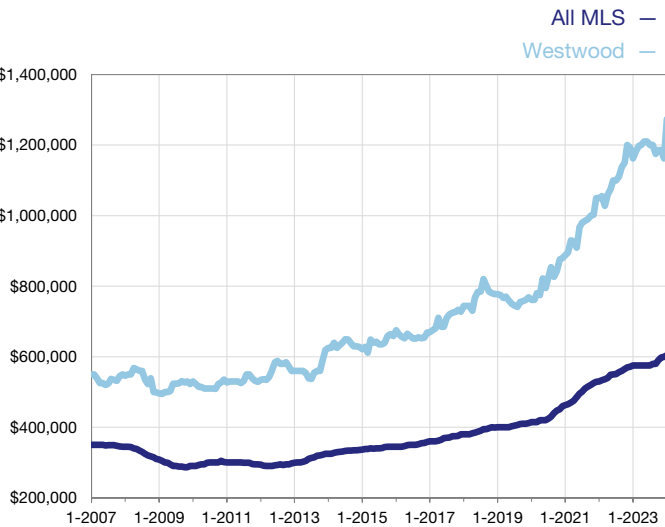
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	6	- 40.0%	10	6	- 40.0%
Closed Sales	10	10	0.0%	10	10	0.0%
Median Sales Price*	\$877,500	\$1,300,000	+ 48.1%	\$877,500	\$1,300,000	+ 48.1%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	47	35	- 25.5%	47	35	- 25.5%
Percent of Original List Price Received*	97.4%	101.9%	+ 4.6%	97.4%	101.9%	+ 4.6%
New Listings	8	14	+ 75.0%	8	14	+ 75.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$1,351,942	\$0	- 100.0%	\$1,351,942	\$0	- 100.0%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	4.7	1.6	- 66.0%	--	--	--
Cumulative Days on Market Until Sale	90	0	- 100.0%	90	0	- 100.0%
Percent of Original List Price Received*	108.2%	0.0%	- 100.0%	108.2%	0.0%	- 100.0%
New Listings	7	1	- 85.7%	7	1	- 85.7%

* 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

