

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	8	0.0%	18	12	- 33.3%
Closed Sales	6	3	- 50.0%	16	13	- 18.8%
Median Sales Price*	\$1,536,250	\$904,400	- 41.1%	\$925,000	\$1,200,000	+ 29.7%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	73	27	- 63.0%	56	33	- 41.1%
Percent of Original List Price Received*	94.7%	104.9%	+ 10.8%	96.4%	102.6%	+ 6.4%
New Listings	11	11	0.0%	19	25	+ 31.6%

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

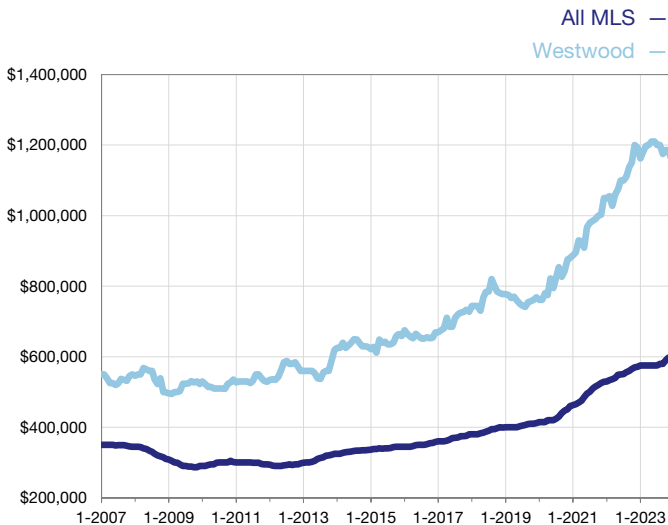
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	7	2	- 71.4%
Closed Sales	3	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$750,000	\$0	- 100.0%	\$1,050,971	\$0	- 100.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	5.1	2.3	- 54.9%	--	--	--
Cumulative Days on Market Until Sale	113	0	- 100.0%	107	0	- 100.0%
Percent of Original List Price Received*	95.3%	0.0%	- 100.0%	98.5%	0.0%	- 100.0%
New Listings	6	2	- 66.7%	13	3	- 76.9%

* 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

