

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	15	+ 15.4%	63	61	- 3.2%
Closed Sales	12	10	- 16.7%	63	52	- 17.5%
Median Sales Price*	\$1,211,500	\$1,126,250	- 7.0%	\$1,350,000	\$1,225,000	- 9.3%
Inventory of Homes for Sale	23	33	+ 43.5%	--	--	--
Months Supply of Inventory	2.1	3.6	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	19	14	- 26.3%	38	32	- 15.8%
Percent of Original List Price Received*	100.0%	105.7%	+ 5.7%	100.4%	104.3%	+ 3.9%
New Listings	17	21	+ 23.5%	76	100	+ 31.6%

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

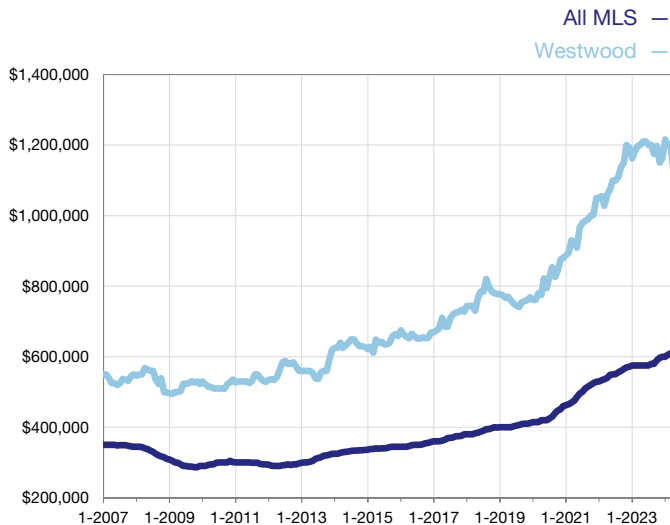
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	17	9	- 47.1%
Closed Sales	4	2	- 50.0%	17	8	- 52.9%
Median Sales Price*	\$647,000	\$632,500	- 2.2%	\$810,000	\$740,000	- 8.6%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	4.0	0.5	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	144	116	- 19.4%	102	101	- 1.0%
Percent of Original List Price Received*	95.0%	96.6%	+ 1.7%	97.0%	95.1%	- 2.0%
New Listings	3	0	- 100.0%	24	7	- 70.8%

* 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

