

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	23	+ 155.6%	72	81	+ 12.5%
Closed Sales	15	16	+ 6.7%	78	68	- 12.8%
Median Sales Price*	\$1,000,000	\$1,072,500	+ 7.3%	\$1,274,000	\$1,202,500	- 5.6%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--
Cumulative Days on Market Until Sale	15	36	+ 140.0%	33	33	0.0%
Percent of Original List Price Received*	103.6%	99.5%	- 4.0%	101.1%	103.1%	+ 2.0%
New Listings	7	15	+ 114.3%	83	115	+ 38.6%

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

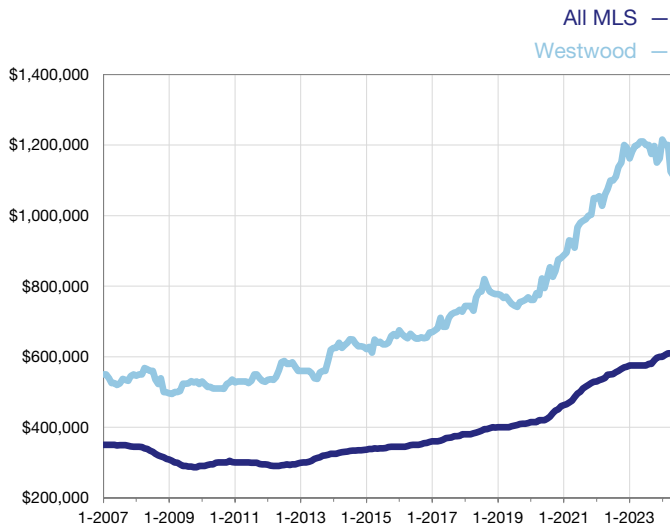
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	18	12	- 33.3%
Closed Sales	1	1	0.0%	18	9	- 50.0%
Median Sales Price*	\$835,000	\$1,500,000	+ 79.6%	\$815,000	\$740,000	- 9.2%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	4.1	0.5	- 87.8%	--	--	--
Cumulative Days on Market Until Sale	131	29	- 77.9%	104	93	- 10.6%
Percent of Original List Price Received*	99.4%	94.0%	- 5.4%	97.1%	95.0%	- 2.2%
New Listings	1	3	+ 200.0%	25	10	- 60.0%

* 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

