

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	15	+ 36.4%	83	92	+ 10.8%
Closed Sales	6	19	+ 216.7%	84	87	+ 3.6%
Median Sales Price*	\$842,500	\$1,100,000	+ 30.6%	\$1,205,000	\$1,200,000	- 0.4%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 9.1%	33	33	0.0%
Percent of Original List Price Received*	100.3%	96.6%	- 3.7%	101.0%	101.7%	+ 0.7%
New Listings	8	10	+ 25.0%	91	123	+ 35.2%

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

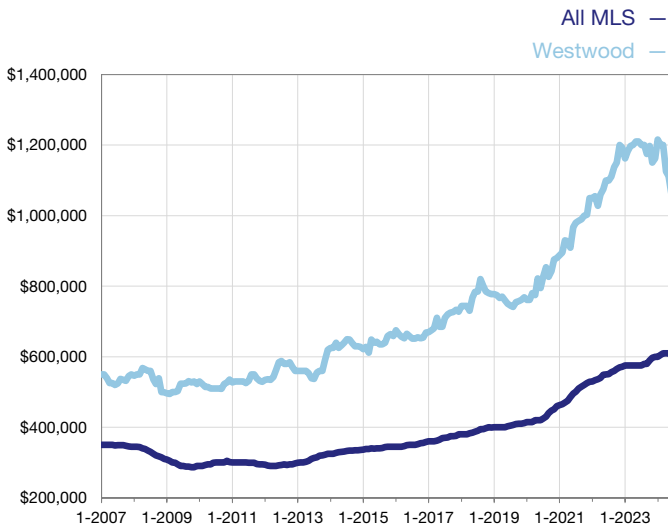
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	1	- 75.0%	22	13	- 40.9%
Closed Sales	1	3	+ 200.0%	19	12	- 36.8%
Median Sales Price*	\$510,000	\$602,000	+ 18.0%	\$810,000	\$740,000	- 8.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	51	23	- 54.9%	101	75	- 25.7%
Percent of Original List Price Received*	100.0%	101.2%	+ 1.2%	97.3%	96.5%	- 0.8%
New Listings	1	0	- 100.0%	26	10	- 61.5%

* 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

