

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

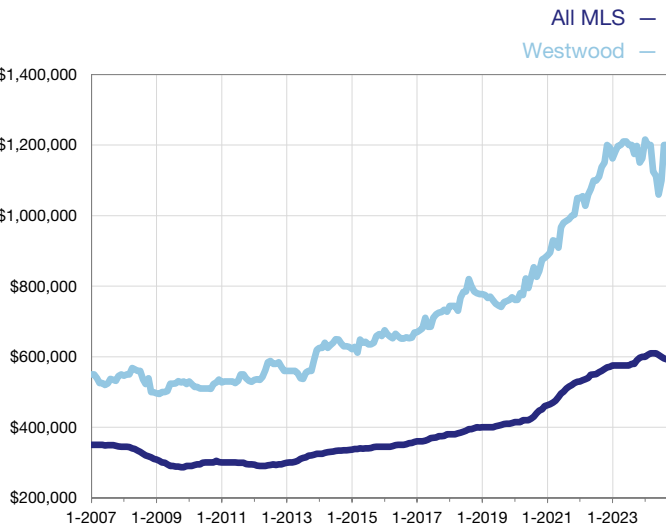
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	88	99	+ 12.5%
Closed Sales	6	14	+ 133.3%	90	101	+ 12.2%
Median Sales Price*	\$867,500	\$1,100,000	+ 26.8%	\$1,162,500	\$1,200,000	+ 3.2%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	49	42	- 14.3%	35	34	- 2.9%
Percent of Original List Price Received*	99.8%	97.0%	- 2.8%	100.9%	101.1%	+ 0.2%
New Listings	13	12	- 7.7%	104	134	+ 28.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	24	13	- 45.8%
Closed Sales	4	0	- 100.0%	23	12	- 47.8%
Median Sales Price*	\$525,000	\$0	- 100.0%	\$790,000	\$740,000	- 6.3%
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	166	0	- 100.0%	112	75	- 33.0%
Percent of Original List Price Received*	95.6%	0.0%	- 100.0%	97.0%	96.5%	- 0.5%
New Listings	2	0	- 100.0%	28	10	- 64.3%

* 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

