

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	14	+ 55.6%	97	111	+ 14.4%
Closed Sales	10	9	- 10.0%	100	110	+ 10.0%
Median Sales Price*	\$1,287,500	<b>\$1,435,000</b>	+ 11.5%	\$1,200,000	<b>\$1,200,000</b>	0.0%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	32	115	+ 259.4%	34	40	+ 17.6%
Percent of Original List Price Received*	98.6%	<b>94.6%</b>	- 4.1%	100.7%	<b>100.5%</b>	- 0.2%
New Listings	9	18	+ 100.0%	113	149	+ 31.9%

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

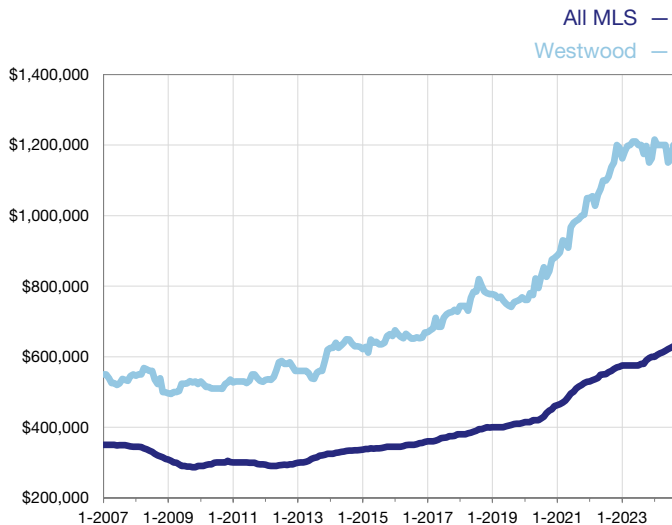
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	25	13	- 48.0%
Closed Sales	2	0	- 100.0%	25	12	- 52.0%
Median Sales Price*	\$1,000,000	<b>\$0</b>	- 100.0%	\$790,000	<b>\$740,000</b>	- 6.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	44	0	- 100.0%	107	75	- 29.9%
Percent of Original List Price Received*	91.7%	<b>0.0%</b>	- 100.0%	96.6%	<b>96.5%</b>	- 0.1%
New Listings	1	1	0.0%	29	11	- 62.1%

\* 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

