

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	12	+ 20.0%	107	121	+ 13.1%
Closed Sales	10	4	- 60.0%	110	114	+ 3.6%
Median Sales Price*	\$912,500	\$948,500	+ 3.9%	\$1,125,000	\$1,200,000	+ 6.7%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	34	40	+ 17.6%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	100.6%	100.5%	- 0.1%
New Listings	10	11	+ 10.0%	123	160	+ 30.1%

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

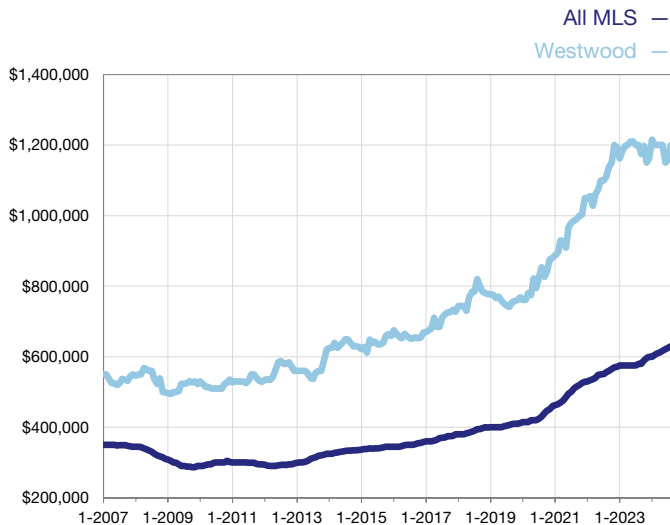
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	25	14	- 44.0%
Closed Sales	1	1	0.0%	26	13	- 50.0%
Median Sales Price*	\$875,000	\$1,659,000	+ 89.6%	\$796,000	\$740,000	- 7.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	10	9	- 10.0%	103	70	- 32.0%
Percent of Original List Price Received*	99.4%	100.0%	+ 0.6%	96.7%	96.8%	+ 0.1%
New Listings	1	1	0.0%	30	13	- 56.7%

* 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

