

Residential Real Estate Report for Woolwich and Wellesley October 2023



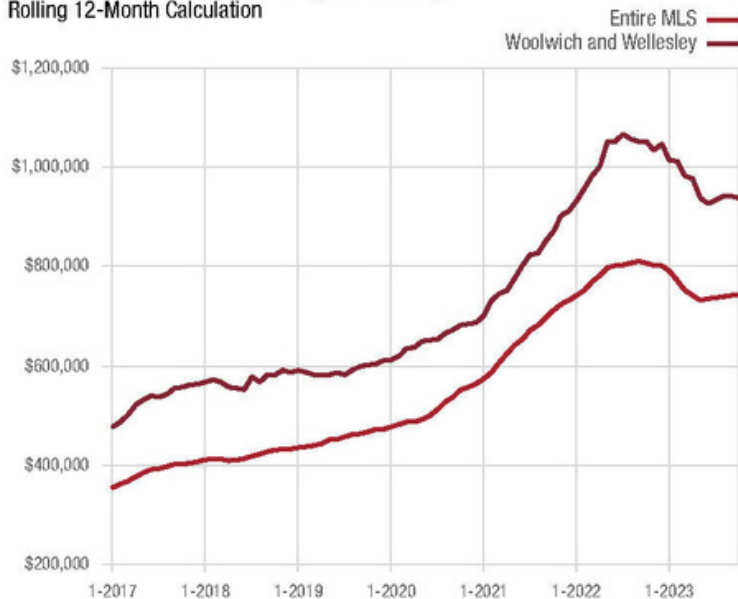
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	35	53	+ 51.4%	479	420	- 12.3%
Sales	20	25	+ 25.0%	279	225	- 19.4%
Days on Market Until Sale	33	24	- 27.3%	16	23	+ 43.8%
Median Sales Price*	\$902,500	\$840,000	- 6.9%	\$1,050,000	\$950,000	- 9.5%
Average Sales Price*	\$962,600	\$1,028,228	+ 6.8%	\$1,159,449	\$1,044,356	- 9.9%
Percent of List Price Received*	96.2%	101.4%	+ 5.4%	111.2%	101.6%	- 8.6%
Inventory of Homes for Sale	45	68	+ 51.1%	—	—	—
Months Supply of Inventory	1.7	3.2	+ 88.2%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	9	10	+ 11.1%	102	86	- 15.7%
Sales	7	4	- 42.9%	62	60	- 3.2%
Days on Market Until Sale	14	23	+ 64.3%	10	19	+ 90.0%
Median Sales Price*	\$725,000	\$638,000	- 12.0%	\$815,000	\$694,950	- 14.7%
Average Sales Price*	\$687,857	\$688,500	+ 0.1%	\$785,669	\$701,418	- 10.7%
Percent of List Price Received*	99.6%	103.8%	+ 4.2%	111.9%	104.0%	- 7.1%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

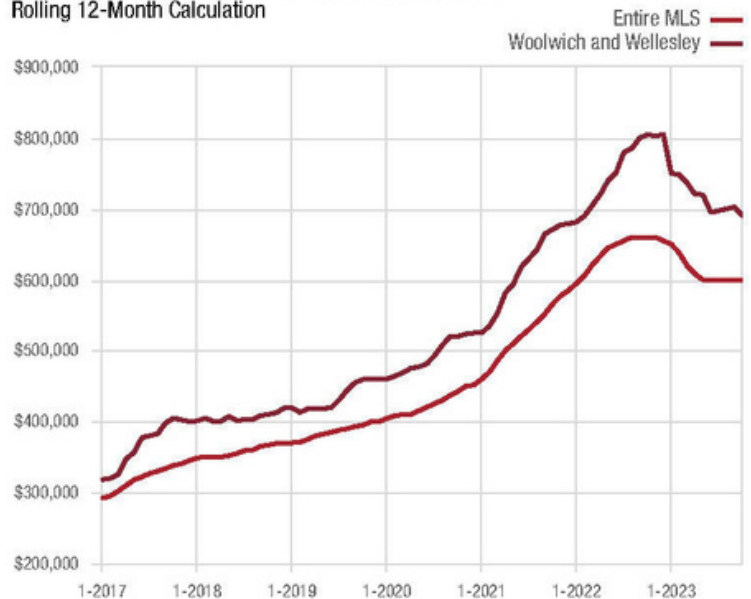
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.