

Residential Real Estate Report for Woolwich and Wellesley March 2024

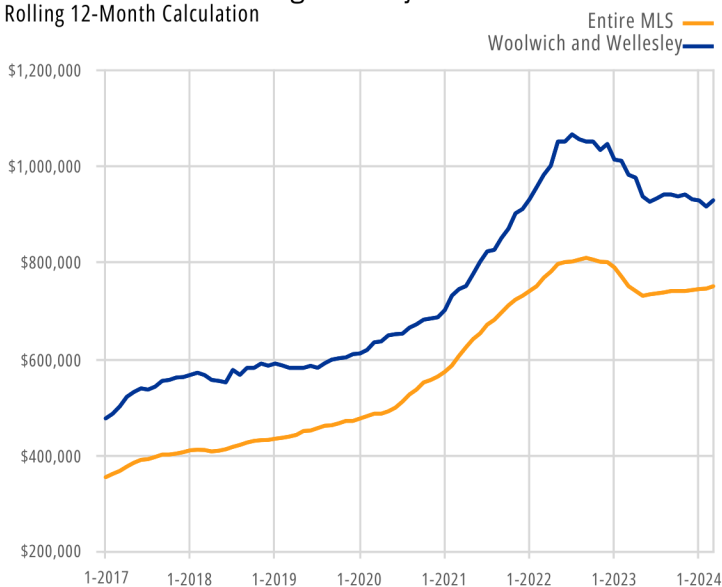


Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	40	35	- 12.5%	97	107	+ 10.3%
Sales	21	35	+ 66.7%	55	77	+ 40.0%
Days on Market Until Sale	18	33	+ 83.3%	26	29	+ 11.5%
Median Sales Price*	\$845,000	\$935,000	+ 10.7%	\$910,000	\$925,000	+ 1.6%
Average Sales Price*	\$899,341	\$1,045,145	+ 16.2%	\$990,097	\$999,218	+ 0.9%
Percent of List Price Received*	101.0%	100.5%	- 0.5%	98.8%	100.3%	+ 1.5%
Inventory of Homes for Sale	45	34	- 24.4%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

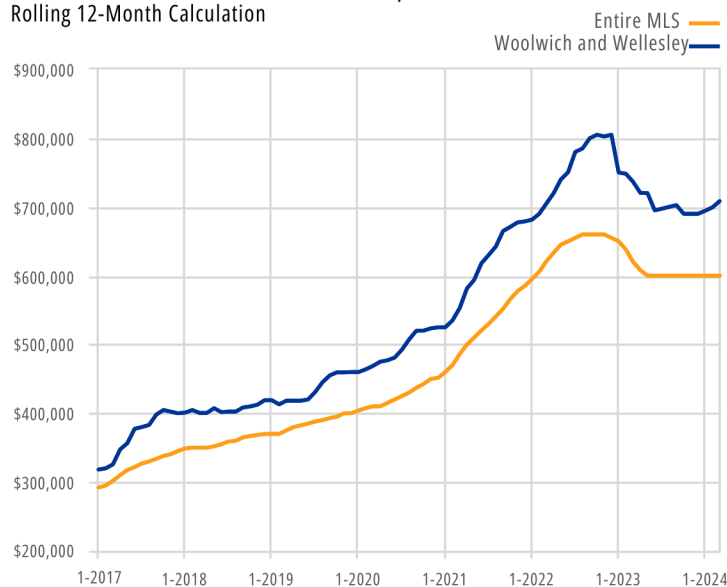
Townhouse/Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	9	14	+ 55.6%	19	29	+ 52.6%
Sales	7	9	+ 28.6%	13	18	+ 38.5%
Days on Market Until Sale	31	12	- 61.3%	39	18	- 53.8%
Median Sales Price*	\$670,000	\$720,000	+ 7.5% +	\$670,000	\$720,000	+ 7.5%
Average Sales Price*	\$652,255	\$706,222	8.3% +	\$682,945	\$695,833	+ 1.9%
Percent of List Price Received*	98.7%	105.7%	7.1% +	98.4%	104.2%	+ 5.9%
Inventory of Homes for Sale	9	13	44.4% +	--	--	--
Months Supply of Inventory	1.7	2.2	29.4%	--	--	--

* 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.