

Residential Real Estate Report for Woolwich and Wellesley April 2024



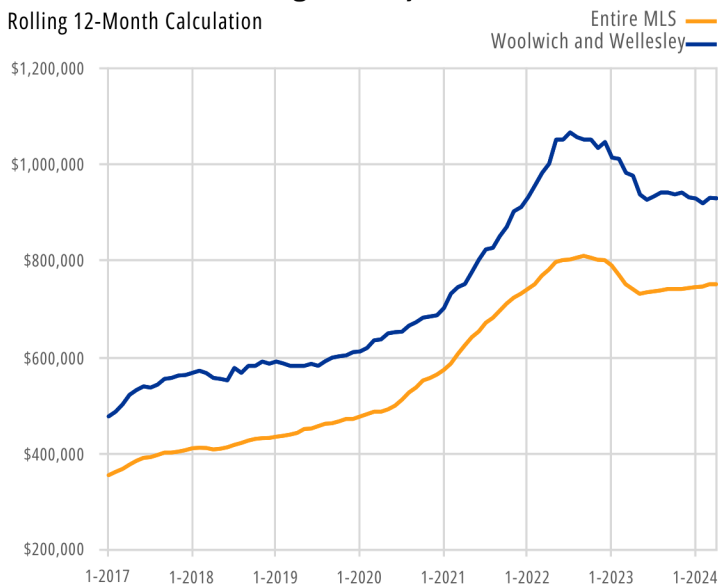
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	27	65	+ 140.7%	124	172	+ 38.7%
Sales	30	29	- 3.3%	85	107	+ 25.9%
Days on Market Until Sale	25	22	- 12.0%	26	27	+ 3.8%
Median Sales Price*	\$997,200	\$1,000,000	+ 0.3%	\$965,000	\$950,000	- 1.6%
Average Sales Price*	\$1,029,203	\$1,006,724	- 2.2%	\$1,003,899	\$1,001,428	- 0.2%
Percent of List Price Received*	99.5%	102.0%	+ 2.5%	99.0%	100.7%	+ 1.7%
Inventory of Homes for Sale	33	53	+ 60.6%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

Townhouse/Condo	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	11	10	- 9.1%	30	39	+ 30.0%
Sales	11	6	- 45.5%	24	24	0.0%
Days on Market Until Sale	17	10	- 41.2%	29	16	- 44.8%
Median Sales Price*	\$687,000	\$744,050	+ 8.3%	\$678,500	\$723,944	+ 6.7%
Average Sales Price*	\$688,144	\$702,517	+ 2.1%	\$685,328	\$697,504	+ 1.8%
Percent of List Price Received*	101.1%	106.5%	+ 5.3%	99.6%	104.8%	+ 5.2%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

* 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.

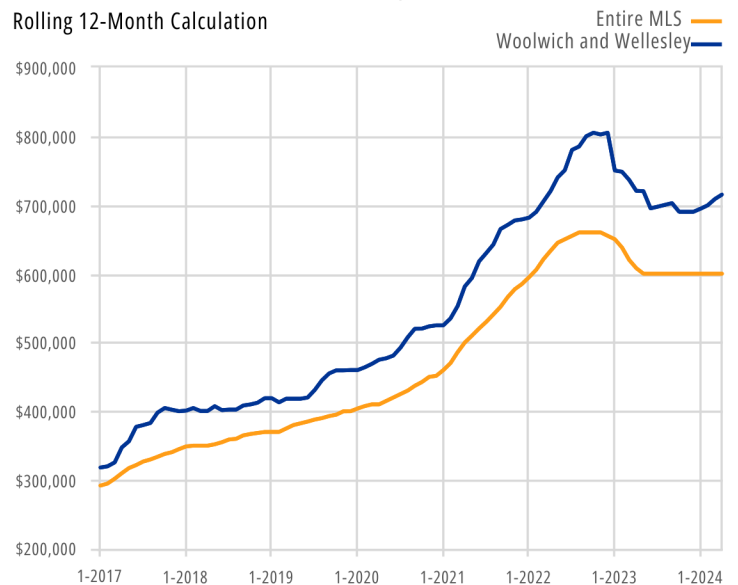
Median Sales Price - Single-Family

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.