

Local Market Update – July 2023

A Research Tool Provided by ITSO.



Woolwich and Wellesley

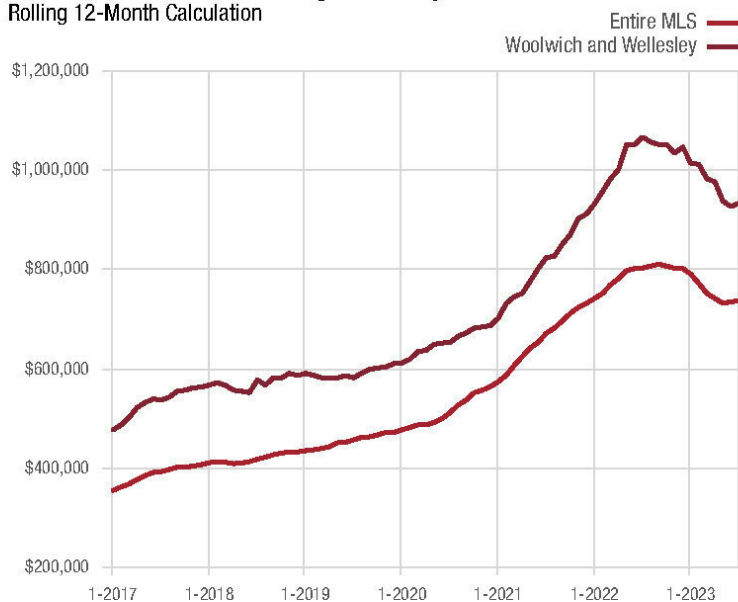
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
Key Metrics						
New Listings	37	36	- 2.7%	364	274	- 24.7%
Sales	15	22	+ 46.7%	204	167	- 18.1%
Days on Market Until Sale	16	20	+ 25.0%	11	22	+ 100.0%
Median Sales Price*	\$880,000	\$1,042,500	+ 18.5%	\$1,100,000	\$965,000	- 12.3%
Average Sales Price*	\$1,027,546	\$1,066,841	+ 3.8%	\$1,212,274	\$1,038,189	- 14.4%
Percent of List Price Received*	100.1%	104.1%	+ 4.0%	116.4%	101.6%	- 12.7%
Inventory of Homes for Sale	65	49	- 24.6%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
Key Metrics						
New Listings	2	9	+ 350.0%	76	59	- 22.4%
Sales	3	6	+ 100.0%	46	49	+ 6.5%
Days on Market Until Sale	21	17	- 19.0%	7	20	+ 185.7%
Median Sales Price*	\$799,900	\$722,500	- 9.7%	\$842,750	\$699,900	- 17.0%
Average Sales Price*	\$784,467	\$696,600	- 11.2%	\$817,447	\$694,103	- 15.1%
Percent of List Price Received*	103.9%	108.2%	+ 4.1%	116.6%	103.4%	- 11.3%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

* 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.

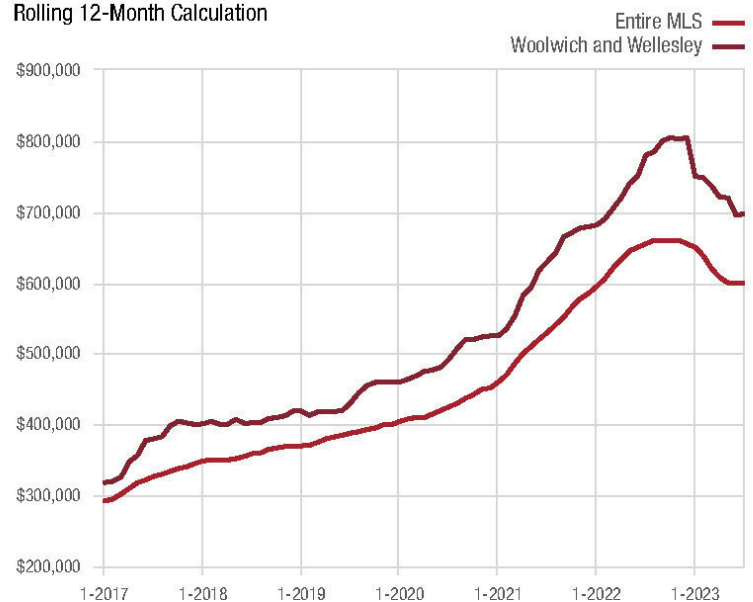
Median Sales Price - Single-Family

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.