

# Local Market Update – August 2023

A Research Tool Provided by ITSO.



## Woolwich and Wellesley

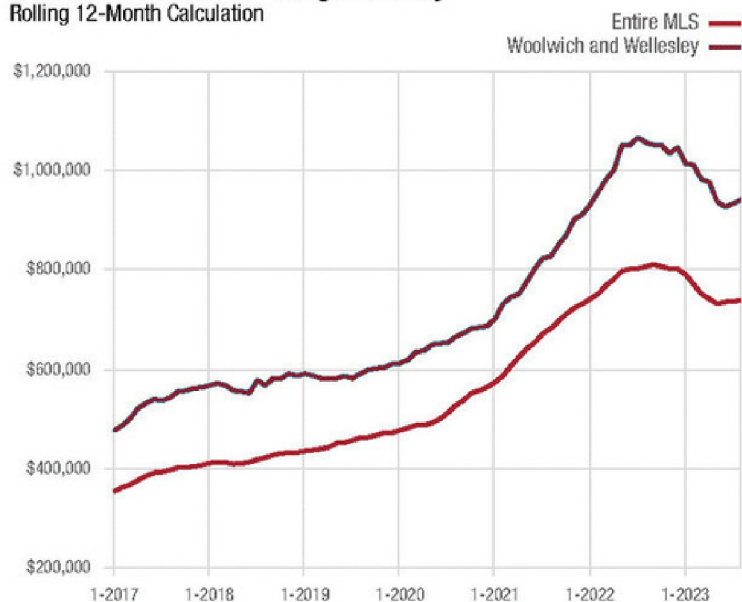
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
<b>Key Metrics</b>						
New Listings	38	26	- 31.6%	402	301	- 25.1%
Sales	29	17	- 41.4%	233	184	- 21.0%
Days on Market Until Sale	30	18	- 40.0%	13	22	+ 69.2%
Median Sales Price*	\$865,000	<b>\$965,000</b>	+ 11.6%	\$1,100,000	<b>\$965,000</b>	- 12.3%
Average Sales Price*	\$1,075,083	<b>\$1,051,788</b>	- 2.2%	\$1,195,199	<b>\$1,039,446</b>	- 13.0%
Percent of List Price Received*	97.5%	<b>101.2%</b>	+ 3.8%	114.1%	<b>101.5%</b>	- 11.0%
Inventory of Homes for Sale	56	<b>40</b>	- 28.6%	—	—	—
Months Supply of Inventory	2.0	<b>1.8</b>	- 10.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
<b>Key Metrics</b>						
New Listings	9	8	- 11.1%	85	67	- 21.2%
Sales	3	5	+ 66.7%	49	54	+ 10.2%
Days on Market Until Sale	36	11	- 69.4%	9	19	+ 111.1%
Median Sales Price*	\$610,000	<b>\$700,200</b>	+ 14.8%	\$825,000	<b>\$700,050</b>	- 15.1%
Average Sales Price*	\$649,667	<b>\$748,040</b>	+ 15.1%	\$807,174	<b>\$699,098</b>	- 13.4%
Percent of List Price Received*	96.4%	<b>108.8%</b>	+ 12.9%	115.3%	<b>103.9%</b>	- 9.9%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	1.2	<b>1.2</b>	0.0%	—	—	—

\* 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.

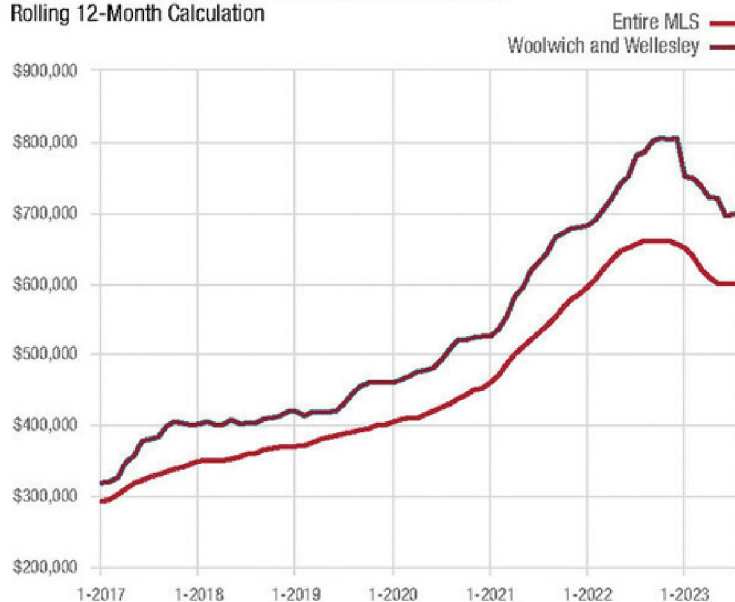
### Median Sales Price - Single-Family

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.