

Real Estate Market Report September 2023

Woolwich and Wellesley

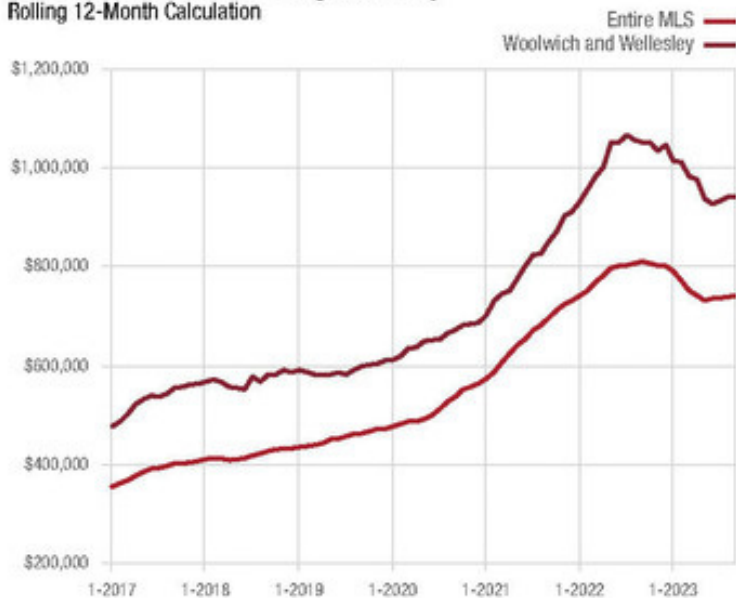
Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	42	66	+ 57.1%	444	367	- 17.3%
Sales	26	16	- 38.5%	259	200	- 22.8%
Days on Market Until Sale	31	38	+ 22.6%	15	23	+ 53.3%
Median Sales Price*	\$922,500	\$907,550	- 1.6%	\$1,075,000	\$962,500	- 10.5%
Average Sales Price*	\$990,500	\$1,125,869	+ 13.7%	\$1,174,650	\$1,046,360	- 10.9%
Percent of List Price Received*	97.1%	102.2%	+ 5.3%	112.4%	101.6%	- 9.6%
Inventory of Homes for Sale	45	68	+ 51.1%	—	—	—
Months Supply of Inventory	1.6	3.3	+ 106.3%	—	—	—

Townhouse/Condo	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	8	9	+ 12.5%	93	76	- 18.3%
Sales	6	2	- 66.7%	55	56	+ 1.8%
Days on Market Until Sale	13	6	- 53.8%	10	18	+ 80.0%
Median Sales Price*	\$695,000	\$789,900	+ 13.7%	\$825,000	\$700,050	- 15.1%
Average Sales Price*	\$724,150	\$789,900	+ 9.1%	\$798,117	\$702,341	- 12.0%
Percent of List Price Received*	98.2%	109.4%	+ 11.4%	113.4%	104.1%	- 8.2%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

* 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.

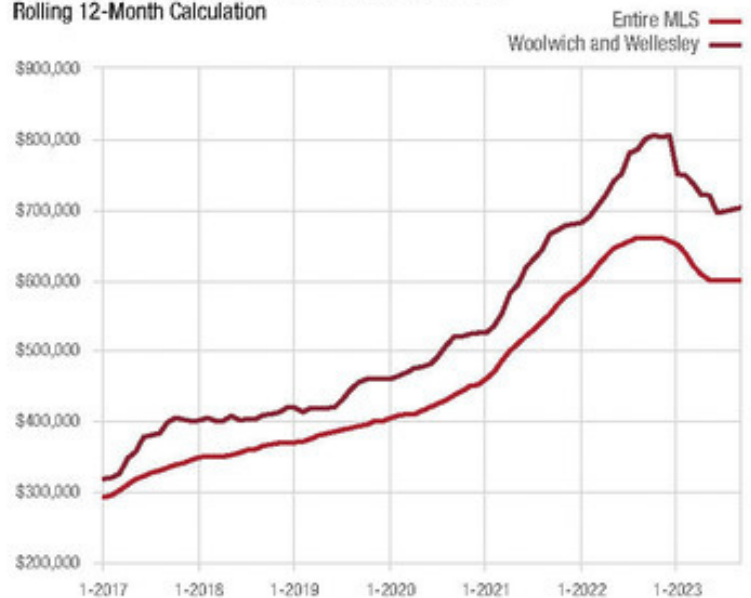
Median Sales Price - Single-Family

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.