

Residential Real Estate Report for Woolwich and Wellesley November 2023



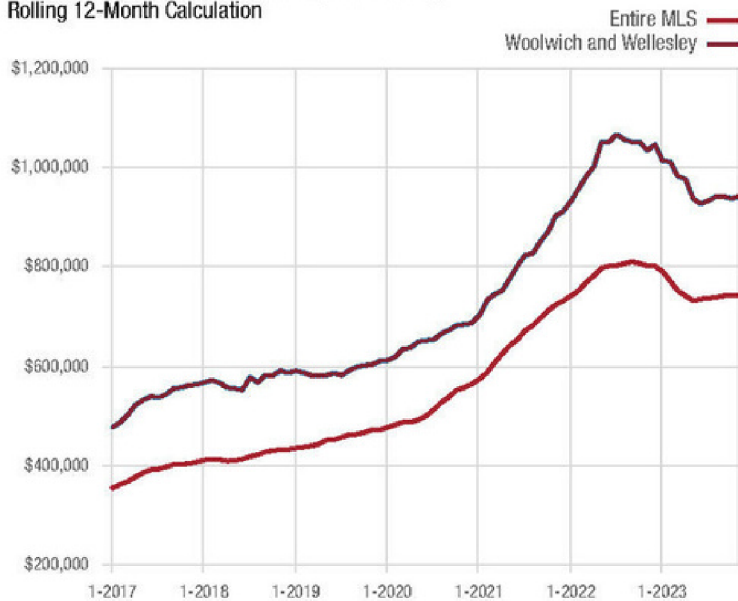
Single Family	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	26	42	+ 61.5%	505	462	- 8.5%
Sales	18	35	+ 94.4%	297	260	- 12.5%
Days on Market Until Sale	26	30	+ 15.4%	17	24	+ 41.2%
Median Sales Price*	\$804,000	\$910,000	+ 13.2%	\$1,050,000	\$937,500	- 10.7%
Average Sales Price*	\$888,150	\$950,631	+ 7.0%	\$1,143,007	\$1,031,789	- 9.7%
Percent of List Price Received*	100.3%	98.3%	- 2.0%	110.5%	101.1%	- 8.5%
Inventory of Homes for Sale	39	53	+ 35.9%	—	—	—
Months Supply of Inventory	1.5	2.3	+ 53.3%	—	—	—

Townhouse/Condo	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	7	5	- 28.6%	109	91	- 16.5%
Sales	3	3	0.0%	65	63	- 3.1%
Days on Market Until Sale	13	12	- 7.7%	10	18	+ 80.0%
Median Sales Price*	\$689,900	\$645,000	- 6.5%	\$805,150	\$690,000	- 14.3%
Average Sales Price*	\$613,300	\$701,667	+ 14.4%	\$777,713	\$701,430	- 9.8%
Percent of List Price Received*	113.5%	100.5%	- 11.5%	112.0%	103.9%	- 7.2%
Inventory of Homes for Sale	10	11	+ 10.0%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

* 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.

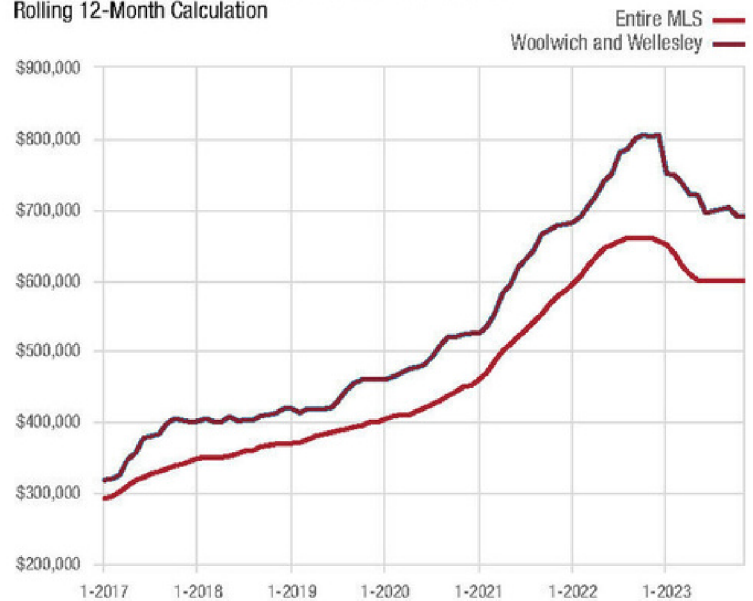
Median Sales Price - Single-Family

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.