

# Residential Real Estate Report for Woolwich and Wellesley December 2023



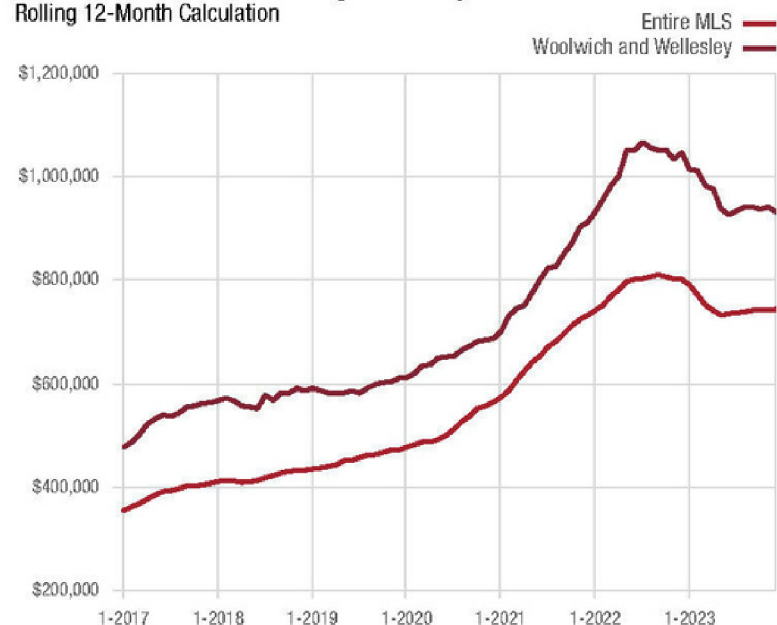
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
<b>Key Metrics</b>						
New Listings	18	9	- 50.0%	523	471	- 9.9%
Sales	13	9	- 30.8%	310	269	- 13.2%
Days on Market Until Sale	23	36	+ 56.5%	17	24	+ 41.2%
Median Sales Price*	\$985,000	<b>\$800,000</b>	- 18.8%	\$1,045,000	<b>\$930,000</b>	- 11.0%
Average Sales Price*	\$1,051,385	<b>\$874,444</b>	- 16.8%	\$1,139,165	<b>\$1,026,525</b>	- 9.9%
Percent of List Price Received*	97.0%	<b>100.6%</b>	+ 3.7%	110.0%	<b>101.1%</b>	- 8.1%
Inventory of Homes for Sale	35	<b>38</b>	+ 8.6%	—	—	—
Months Supply of Inventory	1.4	<b>1.7</b>	+ 21.4%	—	—	—

Townhouse/Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
<b>Key Metrics</b>						
New Listings	1	1	0.0%	110	93	- 15.5%
Sales	2	2	0.0%	67	65	- 3.0%
Days on Market Until Sale	17	43	+ 152.9%	10	19	+ 90.0%
Median Sales Price*	\$672,500	<b>\$571,000</b>	- 15.1%	\$805,000	<b>\$690,000</b>	- 14.3%
Average Sales Price*	\$672,500	<b>\$571,000</b>	- 15.1%	\$774,572	<b>\$697,416</b>	- 10.0%
Percent of List Price Received*	100.3%	<b>96.6%</b>	- 3.7%	111.6%	<b>103.7%</b>	- 7.1%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	—	—	—

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.

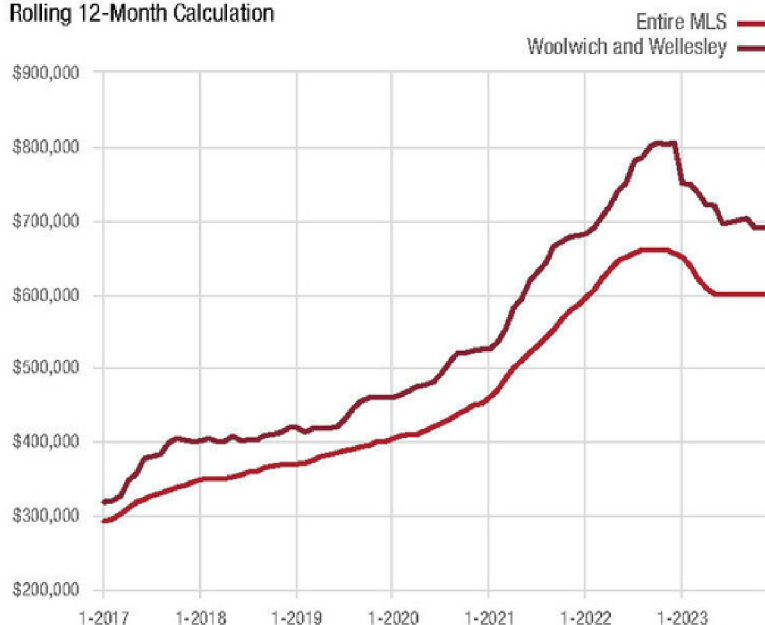
## Median Sales Price - Single-Family

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.