

West End, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

Condominium

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	4	4	4	11	10
Average Days on Market	69	129	76	76	96
Average List Price	\$622,000.00	\$620,000.00	\$746,975.00	\$556,727.27	\$647,539.40
Average List \$ / SqFt	\$596.33	\$770.66	\$688.73	\$647.57	\$638.66
Approximate Absorption Rate	58.33%	58.33%	64.58%	21.97%	26.67%
Approximate Months Supply of Inventory	1.71	1.71	1.55	4.55	3.75
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	36	34	40	46	59
Average Original List Price	\$600,911.11	\$621,226.47	\$612,245.00	\$607,230.43	\$610,977.66
Average Original List \$ / SqFt	\$642.23	\$654.75	\$655.76	\$686.84	\$654.43
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	31	28	35	27	40
Average List Price	\$618,800.00	\$596,346.43	\$576,682.86	\$576,100.00	\$587,582.38
Average List \$ / SqFt	\$644.39	\$633.10	\$644.46	\$653.93	\$651.11
Average Days to Offer	55	39	65	45	57
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	11	10	14	11	21
Average Original List Price	\$727,445.45	\$645,300.00	\$607,928.57	\$597,709.09	\$620,133.33
Average Original List \$ / SqFt	\$623.38	\$672.76	\$691.56	\$726.29	\$652.63
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	28	27	31	29	31
Average Days on Market	74	52	67	69	54
Average Days to Offer	55	40	52	56	46
Average Sale Price	\$577,669.70	\$603,668.74	\$576,315.90	\$561,464.34	\$591,552.94
Average Sale \$ / SqFt	\$627.82	\$627.47	\$657.24	\$634.50	\$641.14
Average List Price	\$590,139.29	\$603,762.96	\$572,964.52	\$568,334.48	\$596,332.26
Average List \$ / SqFt	\$640.62	\$629.72	\$654.38	\$643.99	\$647.23
Average Original List Price	\$603,028.57	\$609,800.00	\$579,641.94	\$575,575.86	\$602,187.10
Average Original List \$ / SqFt	\$651.39	\$634.88	\$662.40	\$652.70	\$654.41
Average Sale Price as % of List Price	97.98%	99.77%	100.59%	98.63%	99.06%
Average Sale Price as % of Original List Price	96.45%	98.94%	99.57%	97.31%	98.13%
Sold Units - Short Sale	0	1	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	36	34	40	46	59
Units Price Changed	11	10	14	11	21
Units Went Pending	32	28	36	27	40
Units Sold	28	28	31	29	32

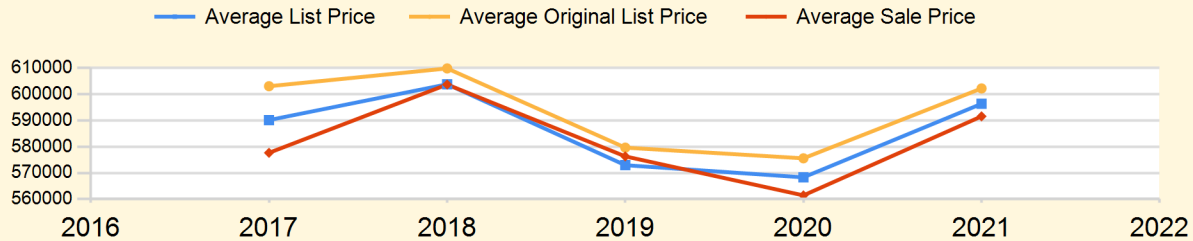
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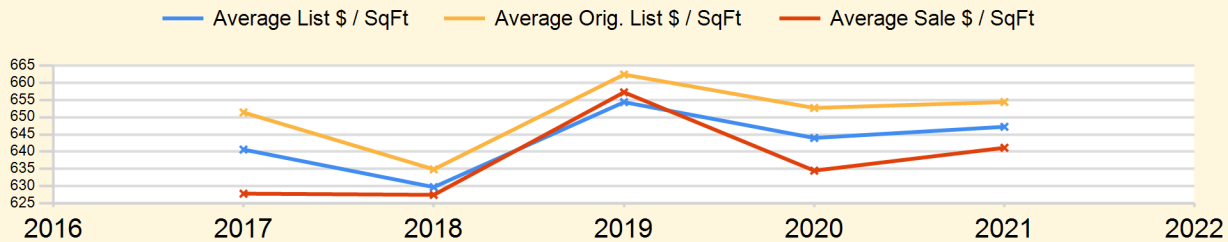
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Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$590,139.29	\$603,762.96	\$572,964.52	\$568,334.48	\$596,332.26
Original List Price	\$603,028.57	\$609,800.00	\$579,641.94	\$575,575.86	\$602,187.10
Sale Price	\$577,669.70	\$603,668.74	\$576,315.90	\$561,464.34	\$591,552.94

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$640.62	\$629.72	\$654.38	\$643.99	\$647.23
Orig. List \$ / SqFt	\$651.39	\$634.88	\$662.40	\$652.70	\$654.41
Sale \$ / SqFt	\$627.82	\$627.47	\$657.24	\$634.50	\$641.14

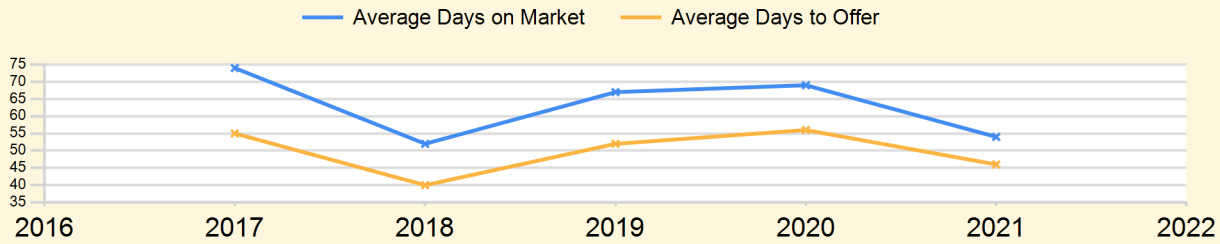
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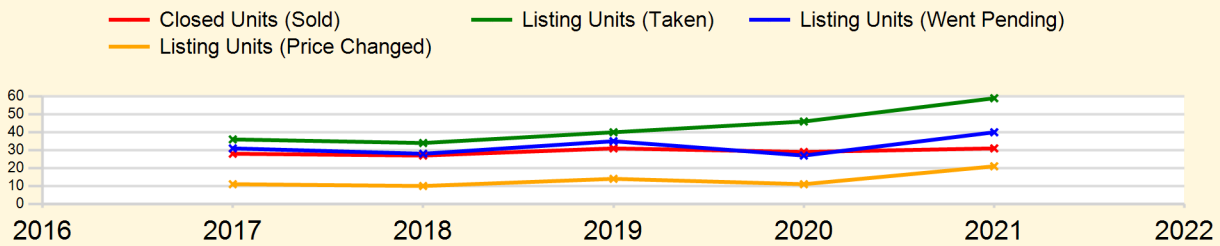
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Average Days to Offer (Sold Inventory - Year to Date)



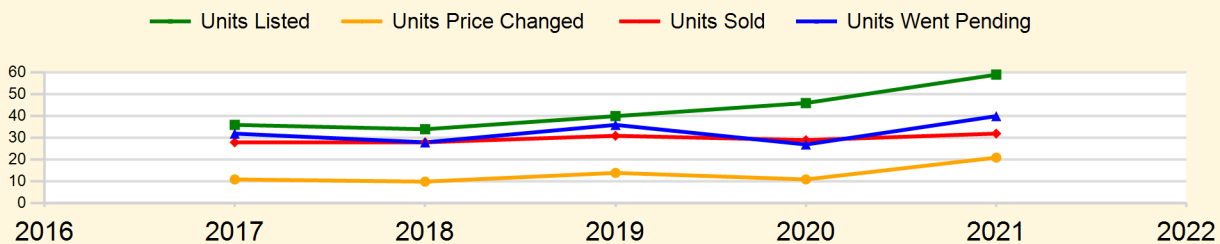
Solds / Year	2017	2018	2019	2020	2021
Days on Market	74	52	67	69	54
Days to Offer	55	40	52	56	46

Listing Units (Year to Date)



Category / Year	2017	2018	2019	2020	2021
Units Sold	28	27	31	29	31
Units Price Changed	11	10	14	11	21
Units Taken	36	34	40	46	59
Units Went Pending	31	28	35	27	40

12 Months Activity



Category / Year	2017	2018	2019	2020	2021
Units Listed	36	34	40	46	59
Units Price Changed	11	10	14	11	21
Units Sold	28	27	31	29	32
Units Went Pending	32	28	36	27	40