

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	113	127	+ 12.4%
Closed Sales	4	11	+ 175.0%	114	126	+ 10.5%
Median Sales Price*	\$1,488,500	\$960,000	- 35.5%	\$1,162,500	\$1,158,500	- 0.3%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	33	39	+ 18.2%
Percent of Original List Price Received*	98.8%	101.7%	+ 2.9%	100.6%	100.6%	0.0%
New Listings	2	4	+ 100.0%	125	164	+ 31.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

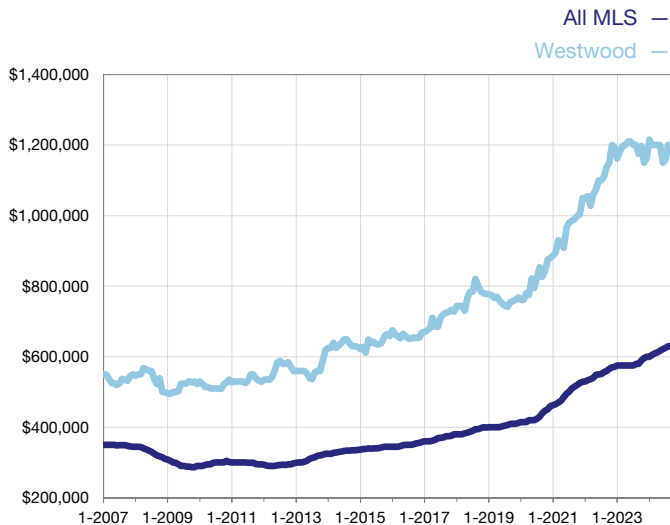
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	25	15	- 40.0%
Closed Sales	0	0	--	26	13	- 50.0%
Median Sales Price*	\$0	\$0	--	\$796,000	\$740,000	- 7.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	103	70	- 32.0%
Percent of Original List Price Received*	0.0%	0.0%	--	96.7%	96.8%	+ 0.1%
New Listings	0	1	--	30	14	- 53.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

