

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

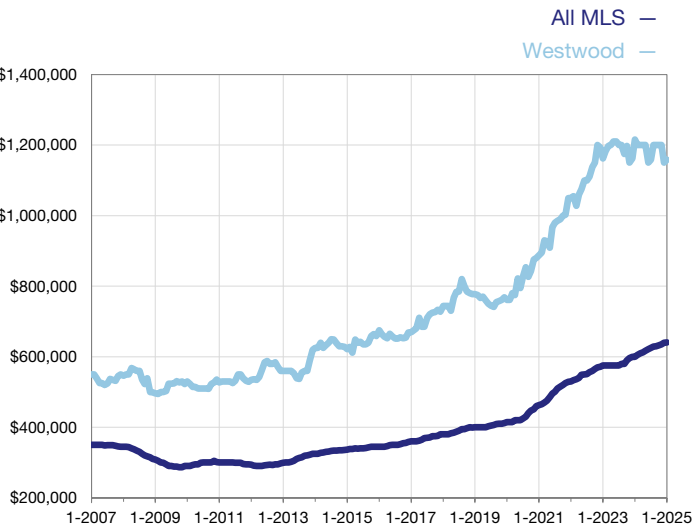
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	10	13	+ 30.0%	10	13	+ 30.0%
Median Sales Price*	\$1,300,000	\$1,500,000	+ 15.4%	\$1,300,000	\$1,500,000	+ 15.4%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	35	51	+ 45.7%	35	51	+ 45.7%
Percent of Original List Price Received*	101.9%	96.2%	- 5.6%	101.9%	96.2%	- 5.6%
New Listings	14	9	- 35.7%	14	9	- 35.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	0	2	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$855,000	--	\$0	\$855,000	--
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	0	21	--
Percent of Original List Price Received*	0.0%	100.6%	--	0.0%	100.6%	--
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

\* 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

