

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

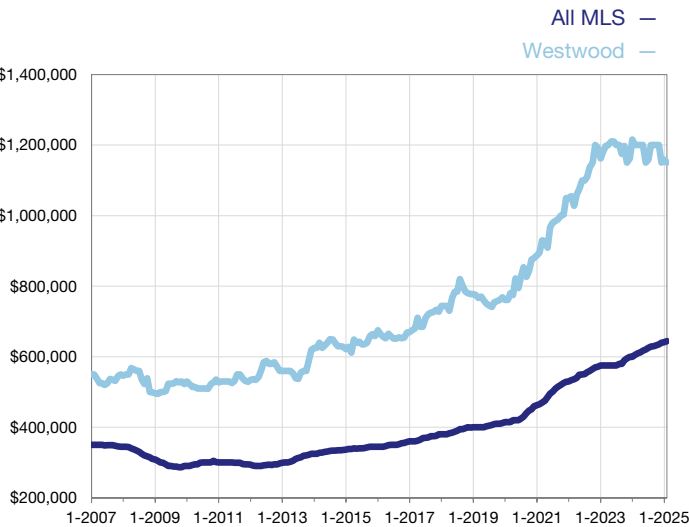
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	12	15	+ 25.0%
Closed Sales	3	6	+ 100.0%	13	19	+ 46.2%
Median Sales Price*	\$904,400	\$927,500	+ 2.6%	\$1,200,000	\$1,205,000	+ 0.4%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	34	+ 25.9%	33	46	+ 39.4%
Percent of Original List Price Received*	104.9%	104.4%	- 0.5%	102.6%	98.8%	- 3.7%
New Listings	11	15	+ 36.4%	25	24	- 4.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	2	4	+ 100.0%
Closed Sales	0	3	--	0	4	--
Median Sales Price*	\$0	\$810,000	--	\$0	\$832,500	--
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	0	17	--
Percent of Original List Price Received*	0.0%	100.1%	--	0.0%	100.2%	--
New Listings	2	2	0.0%	3	6	+ 100.0%

* 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

