

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	12	+ 71.4%	30	41	+ 36.7%
Closed Sales	7	6	- 14.3%	32	36	+ 12.5%
Median Sales Price*	\$1,250,000	\$1,238,050	- 1.0%	\$1,240,000	\$1,167,500	- 5.8%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	29	18	- 37.9%	42	30	- 28.6%
Percent of Original List Price Received*	103.8%	104.7%	+ 0.9%	103.8%	102.9%	- 0.9%
New Listings	16	16	0.0%	52	61	+ 17.3%

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

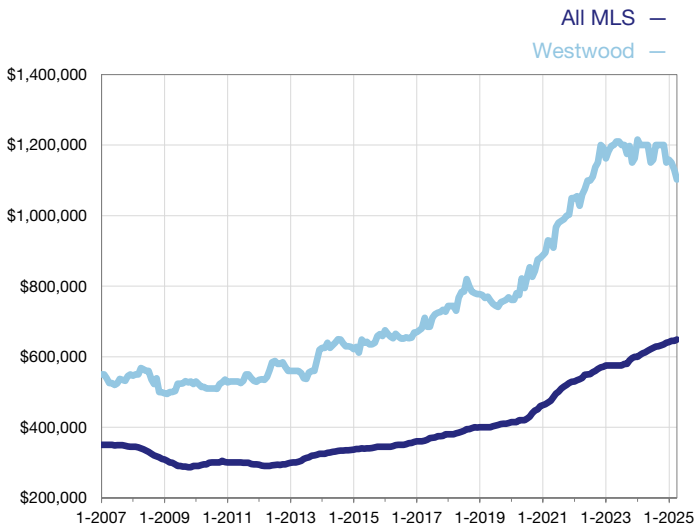
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	6	6	0.0%
Closed Sales	4	1	- 75.0%	5	7	+ 40.0%
Median Sales Price*	\$802,500	\$1,039,000	+ 29.5%	\$740,000	\$855,000	+ 15.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	76	73	- 3.9%	110	27	- 75.5%
Percent of Original List Price Received*	95.2%	92.0%	- 3.4%	94.4%	98.6%	+ 4.4%
New Listings	0	1	--	5	9	+ 80.0%

* 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

