

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	20	+ 66.7%	58	82	+ 41.4%
Closed Sales	10	24	+ 140.0%	52	71	+ 36.5%
Median Sales Price*	\$1,126,250	\$1,463,750	+ 30.0%	\$1,225,000	\$1,226,100	+ 0.1%
Inventory of Homes for Sale	38	29	- 23.7%	--	--	--
Months Supply of Inventory	4.2	2.3	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	14	26	+ 85.7%	32	27	- 15.6%
Percent of Original List Price Received*	105.7%	101.2%	- 4.3%	104.3%	101.8%	- 2.4%
New Listings	20	23	+ 15.0%	99	112	+ 13.1%

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

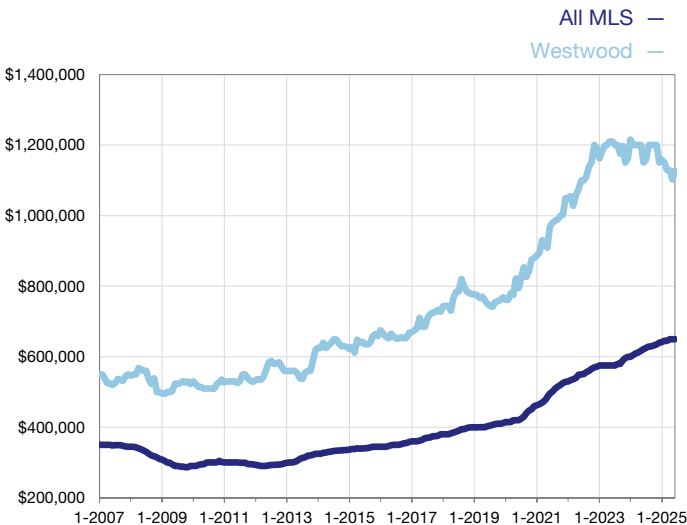
Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	9	8	- 11.1%
Closed Sales	2	2	0.0%	8	9	+ 12.5%
Median Sales Price*	\$632,500	\$696,000	+ 10.0%	\$740,000	\$855,000	+ 15.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	116	43	- 62.9%	101	31	- 69.3%
Percent of Original List Price Received*	96.6%	96.5%	- 0.1%	95.1%	98.1%	+ 3.2%
New Listings	0	1	--	8	11	+ 37.5%

* 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

