

# Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

### Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	17	- 10.5%	77	99	+ 28.6%
Closed Sales	16	19	+ 18.8%	68	90	+ 32.4%
Median Sales Price*	\$1,072,500	<b>\$1,205,000</b>	+ 12.4%	\$1,202,500	<b>\$1,215,550</b>	+ 1.1%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	36	23	- 36.1%	33	26	- 21.2%
Percent of Original List Price Received*	99.5%	<b>103.9%</b>	+ 4.4%	103.1%	<b>102.2%</b>	- 0.9%
New Listings	14	10	- 28.6%	113	121	+ 7.1%

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

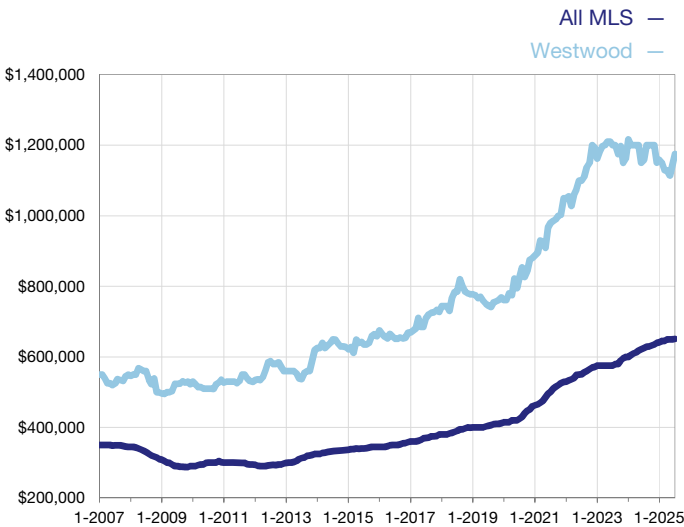
### Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	12	8	- 33.3%
Closed Sales	1	1	0.0%	9	10	+ 11.1%
Median Sales Price*	\$1,500,000	<b>\$585,000</b>	- 61.0%	\$740,000	<b>\$832,500</b>	+ 12.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 20.7%	93	30	- 67.7%
Percent of Original List Price Received*	94.0%	<b>101.7%</b>	+ 8.2%	95.0%	<b>98.5%</b>	+ 3.7%
New Listings	3	1	- 66.7%	11	12	+ 9.1%

\* 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

