

Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	11	- 8.3%	109	126	+ 15.6%
Closed Sales	9	11	+ 22.2%	110	125	+ 13.6%
Median Sales Price*	\$1,435,000	\$1,235,000	- 13.9%	\$1,200,000	\$1,235,000	+ 2.9%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	115	82	- 28.7%	40	33	- 17.5%
Percent of Original List Price Received*	94.6%	100.9%	+ 6.7%	100.5%	101.1%	+ 0.6%
New Listings	18	16	- 11.1%	149	158	+ 6.0%

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

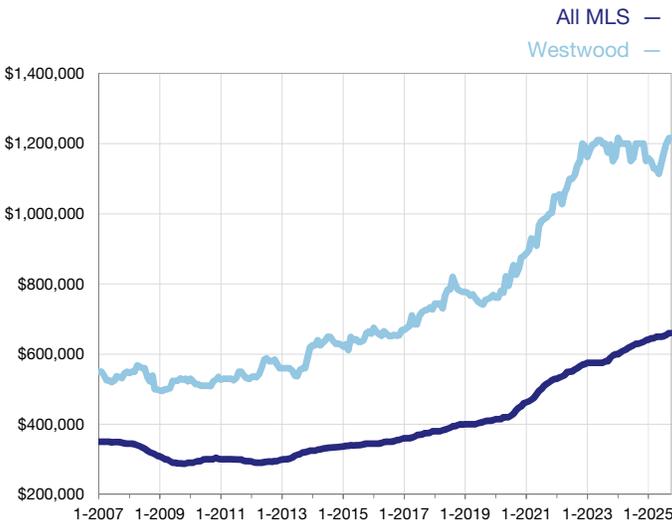
Condominium Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	13	11	- 15.4%
Closed Sales	0	2	--	12	12	0.0%
Median Sales Price*	\$0	\$762,500	--	\$740,000	\$817,500	+ 10.5%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--
Cumulative Days on Market Until Sale	0	25	--	75	29	- 61.3%
Percent of Original List Price Received*	0.0%	94.2%	--	96.5%	97.7%	+ 1.2%
New Listings	1	2	+ 100.0%	12	17	+ 41.7%

* 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

