

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 8 | 4 | - 50.0% | 127 | 137 | + 7.9% |
| Closed Sales | 12 | 11 | - 8.3% | 127 | 144 | + 13.4% |
| Median Sales Price* | \$1,007,500 | \$1,055,000 | + 4.7% | \$1,150,000 | \$1,242,500 | + 8.0% |
| Inventory of Homes for Sale | 13 | 16 | + 23.1% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.4 | + 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | 71 | + 184.0% | 39 | 38 | - 2.6% |
| Percent of Original List Price Received* | 101.6% | 98.9% | - 2.7% | 100.6% | 100.6% | 0.0% |
| New Listings | 4 | 6 | + 50.0% | 164 | 171 | + 4.3% |

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

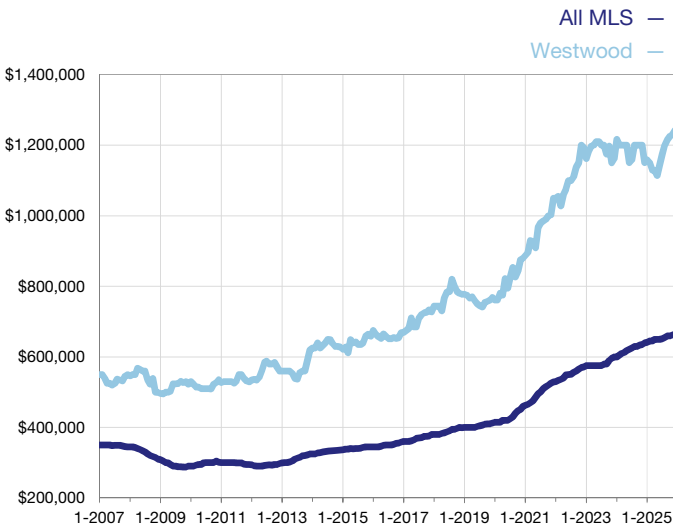
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 2 | 0 | - 100.0% | 15 | 12 | - 20.0% |
| Closed Sales | 0 | 0 | -- | 13 | 13 | 0.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$740,000 | \$825,000 | + 11.5% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.7 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 70 | 28 | - 60.0% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 96.8% | 97.8% | + 1.0% |
| New Listings | 1 | 0 | - 100.0% | 14 | 16 | + 14.3% |

* 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

