

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westwood

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	7	+ 16.7%	14	9	- 35.7%
Closed Sales	6	0	- 100.0%	19	4	- 78.9%
Median Sales Price*	\$927,500	\$0	- 100.0%	\$1,205,000	\$790,000	- 34.4%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	0	- 100.0%	46	34	- 26.1%
Percent of Original List Price Received*	104.4%	0.0%	- 100.0%	98.8%	96.7%	- 2.1%
New Listings	15	9	- 40.0%	24	16	- 33.3%

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

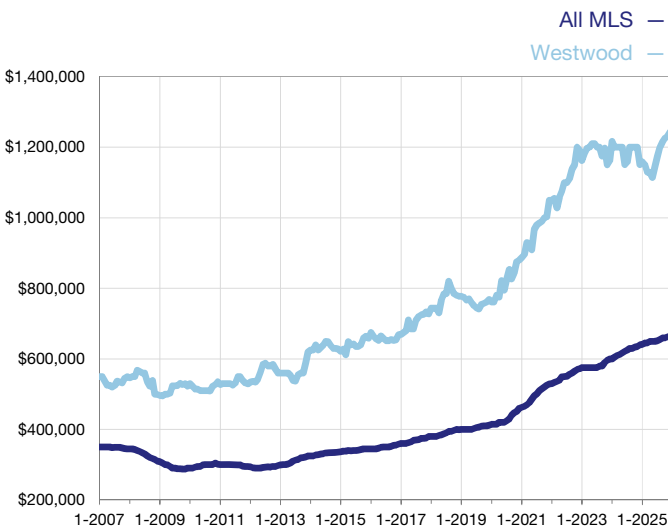
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	4	1	- 75.0%
Closed Sales	3	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$810,000	\$0	- 100.0%	\$832,500	\$1,205,000	+ 44.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	17	142	+ 735.3%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	100.2%	86.4%	- 13.8%
New Listings	2	0	- 100.0%	6	1	- 83.3%

\* 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

