

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	12	- 20.0%	29	21	- 27.6%
Closed Sales	11	5	- 54.5%	30	9	- 70.0%
Median Sales Price*	\$1,130,000	\$790,325	- 30.1%	\$1,145,000	\$790,325	- 31.0%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	11	46	+ 318.2%	33	41	+ 24.2%
Percent of Original List Price Received*	109.0%	102.3%	- 6.1%	102.5%	99.8%	- 2.6%
New Listings	21	14	- 33.3%	45	30	- 33.3%

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

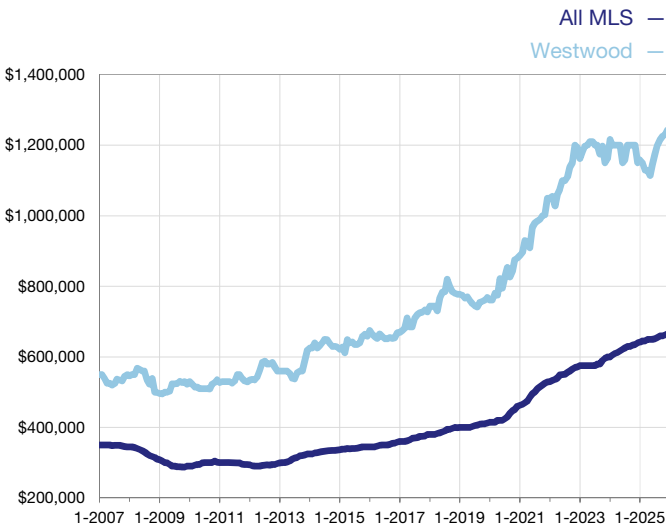
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	4	2	- 50.0%
Closed Sales	2	1	- 50.0%	6	2	- 66.7%
Median Sales Price*	\$840,000	\$1,567,775	+ 86.6%	\$832,500	\$1,386,388	+ 66.5%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	25	16	- 36.0%	20	79	+ 295.0%
Percent of Original List Price Received*	98.5%	104.5%	+ 6.1%	99.6%	95.4%	- 4.2%
New Listings	2	1	- 50.0%	8	2	- 75.0%

* 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

