

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	16	+ 23.1%	42	36	- 14.3%
Closed Sales	6	10	+ 66.7%	36	19	- 47.2%
Median Sales Price*	\$1,238,050	\$1,192,500	- 3.7%	\$1,167,500	\$1,015,000	- 13.1%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	18	30	+ 66.7%	30	35	+ 16.7%
Percent of Original List Price Received*	104.7%	104.6%	- 0.1%	102.9%	102.3%	- 0.6%
New Listings	16	22	+ 37.5%	61	51	- 16.4%

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

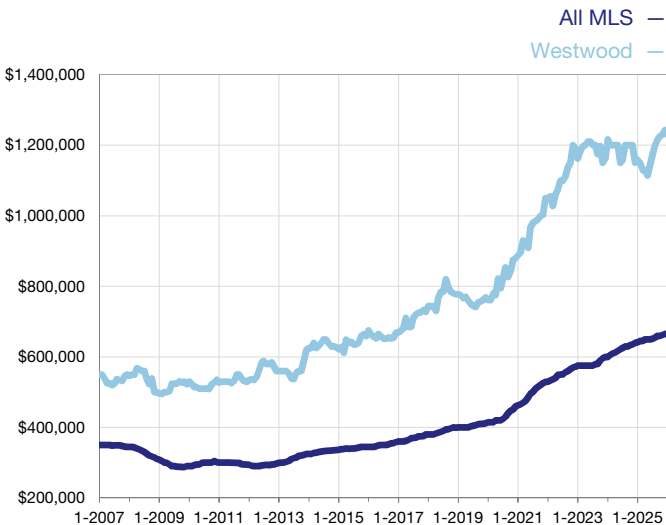
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	6	2	- 66.7%
Closed Sales	1	1	0.0%	7	3	- 57.1%
Median Sales Price*	\$1,039,000	\$735,000	- 29.3%	\$855,000	\$1,205,000	+ 40.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	73	160	+ 119.2%	27	106	+ 292.6%
Percent of Original List Price Received*	92.0%	94.4%	+ 2.6%	98.6%	95.1%	- 3.5%
New Listings	1	1	0.0%	9	3	- 66.7%

* 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

