

Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

Single-Family Properties

Key Metrics	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	11	- 26.7%	97	75	- 22.7%
Closed Sales	19	9	- 52.6%	90	59	- 34.4%
Median Sales Price*	\$1,205,000	\$1,200,000	- 0.4%	\$1,215,550	\$1,171,000	- 3.7%
Inventory of Homes for Sale	28	18	- 35.7%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	23	105	+ 356.5%	26	46	+ 76.9%
Percent of Original List Price Received*	103.9%	101.0%	- 2.8%	102.2%	102.2%	0.0%
New Listings	10	9	- 10.0%	122	94	- 23.0%

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

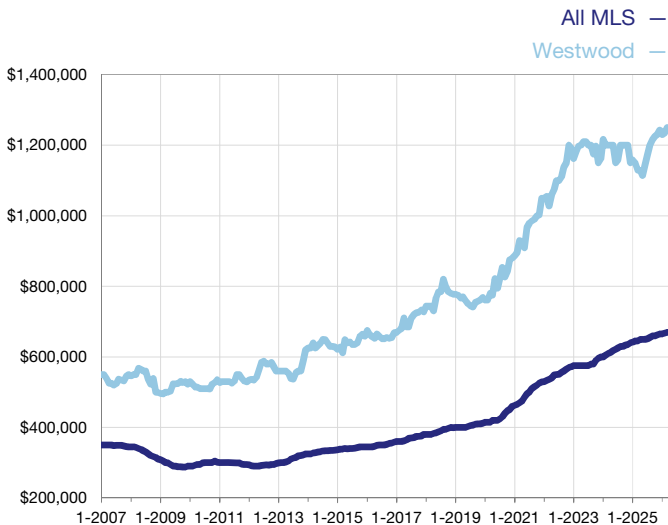
Condominium Properties

Key Metrics	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	8	6	- 25.0%
Closed Sales	1	1	0.0%	10	4	- 60.0%
Median Sales Price*	\$585,000	\$1,415,000	+ 141.9%	\$832,500	\$1,310,000	+ 57.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	23	89	+ 287.0%	30	102	+ 240.0%
Percent of Original List Price Received*	101.7%	94.3%	- 7.3%	98.5%	94.9%	- 3.7%
New Listings	1	1	0.0%	12	7	- 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

