

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

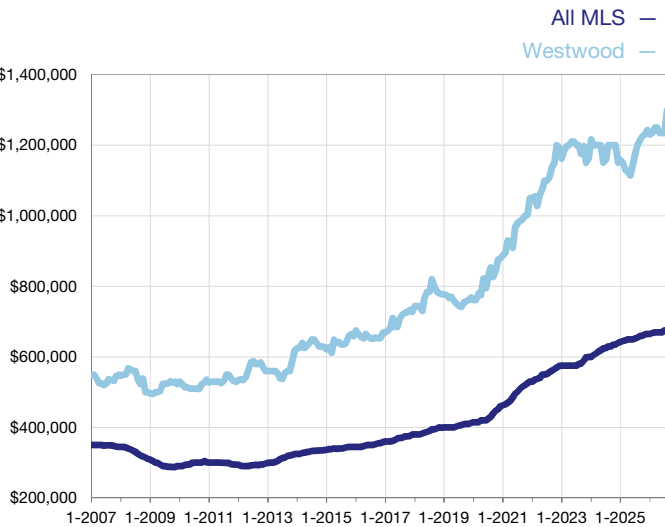
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	14	+ 75.0%	105	87	- 17.1%
Closed Sales	14	19	+ 35.7%	104	78	- 25.0%
Median Sales Price*	\$1,240,000	\$1,430,000	+ 15.3%	\$1,228,050	\$1,219,500	- 0.7%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.5%	27	43	+ 59.3%
Percent of Original List Price Received*	97.5%	99.6%	+ 2.2%	101.6%	101.6%	0.0%
New Listings	9	12	+ 33.3%	131	106	- 19.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	9	6	- 33.3%
Closed Sales	0	1	--	10	6	- 40.0%
Median Sales Price*	\$0	\$557,000	--	\$832,500	\$1,042,500	+ 25.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	30	72	+ 140.0%
Percent of Original List Price Received*	0.0%	101.5%	--	98.5%	96.5%	- 2.0%
New Listings	2	0	- 100.0%	14	7	- 50.0%

* 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

