

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westwood

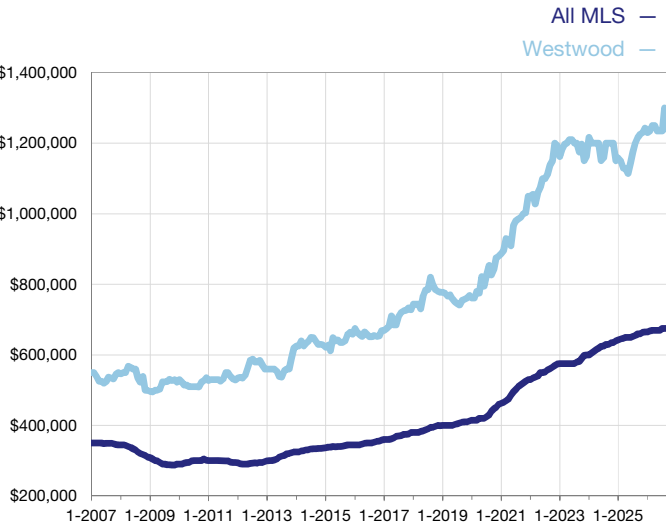
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	5	- 44.4%	114	92	- 19.3%
Closed Sales	10	9	- 10.0%	114	87	- 23.7%
Median Sales Price*	\$1,487,500	\$1,505,000	+ 1.2%	\$1,240,000	\$1,239,000	- 0.1%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	40	87	+ 117.5%	28	47	+ 67.9%
Percent of Original List Price Received*	96.6%	96.2%	- 0.4%	101.1%	101.0%	- 0.1%
New Listings	10	17	+ 70.0%	141	122	- 13.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	11	6	- 45.5%
Closed Sales	0	1	--	10	7	- 30.0%
Median Sales Price*	\$0	\$860,000	--	\$832,500	\$880,000	+ 5.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	30	66	+ 120.0%
Percent of Original List Price Received*	0.0%	100.0%	--	98.5%	97.0%	- 1.5%
New Listings	1	1	0.0%	15	8	- 46.7%

* 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

