# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Westwood

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 10 | **13** | + 30.0% | 124 | **104** | - 16.1% |
| Closed Sales | 12 | **10** | - 16.7% | 126 | **97** | - 23.0% |
| Median Sales Price* | $1,292,500 | **$1,250,000** | - 3.3% | $1,242,500 | **$1,239,000** | - 0.3% |
| Inventory of Homes for Sale | 25 | **23** | - 8.0% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | **2.4** | + 14.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 96 | **23** | - 76.0% | 34 | **45** | + 32.4% |
| Percent of Original List Price Received* | 100.0% | **100.0%** | 0.0% | 101.0% | **100.9%** | - 0.1% |
| New Listings | 15 | **11** | - 26.7% | 156 | **133** | - 14.7% |

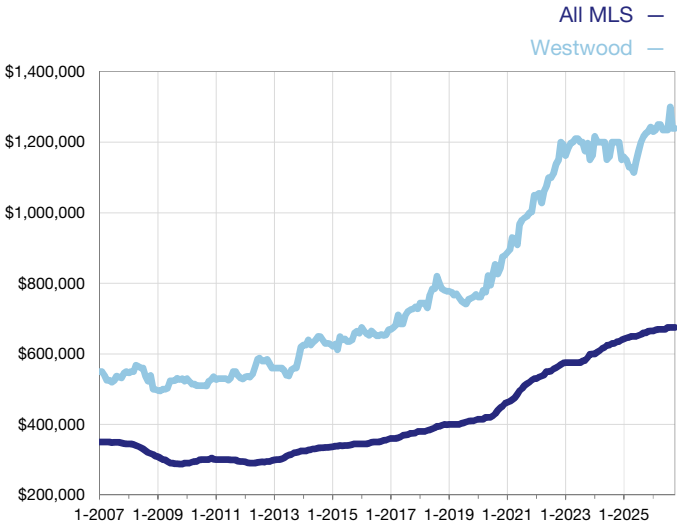
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

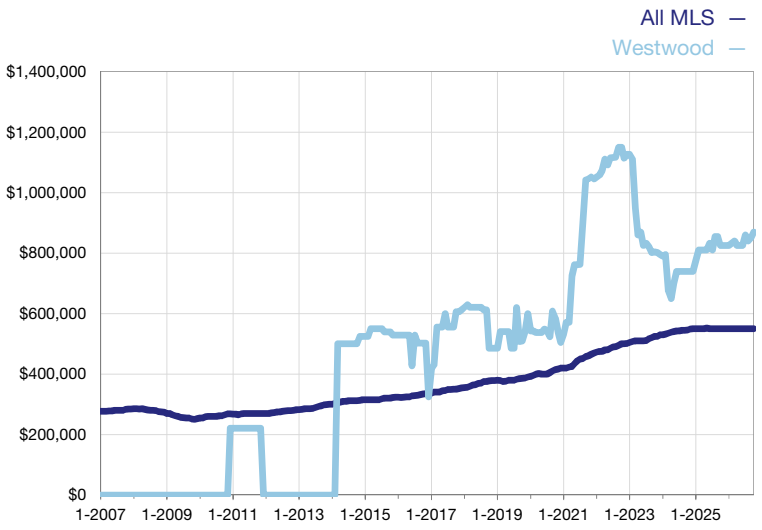
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **1** | -- | 11 | **7** | - 36.4% |
| Closed Sales | 2 | **0** | - 100.0% | 12 | **7** | - 41.7% |
| Median Sales Price* | $762,500 | **$0** | - 100.0% | $817,500 | **$880,000** | + 7.6% |
| Inventory of Homes for Sale | 3 | **2** | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | **1.5** | - 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | **0** | - 100.0% | 29 | **66** | + 127.6% |
| Percent of Original List Price Received* | 94.2% | **0.0%** | - 100.0% | 97.7% | **97.0%** | - 0.7% |
| New Listings | 1 | **1** | 0.0% | 16 | **9** | - 43.8% |

* 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




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