

Westwood 02090

ZIP code · MA · Massachusetts > Norfolk County

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+18.3%

1-YR CHANGE

137

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



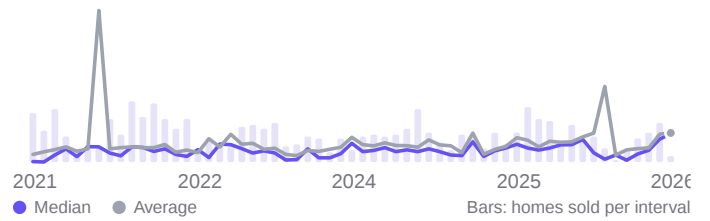
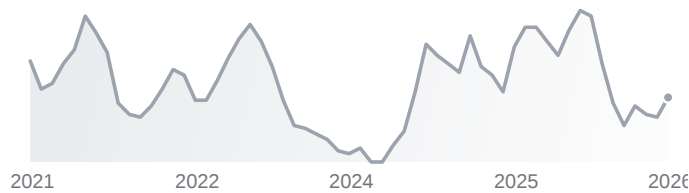
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$1.7M · Average \$1.8M

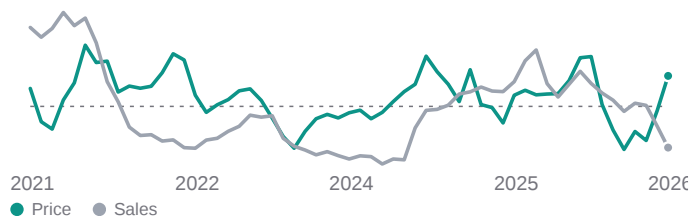


Growth (year over year)

Price +18.3% · Sales -24.7%

Price per square foot

\$513/ft²

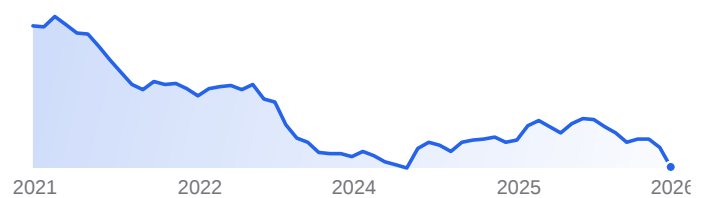
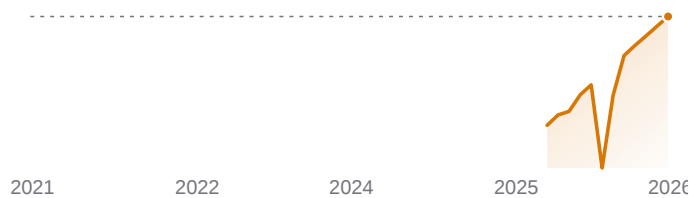


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

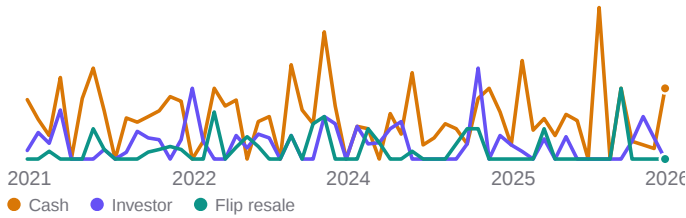
2.8%



BUYERS & OUTCOMES

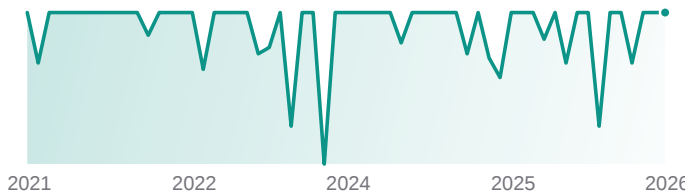
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



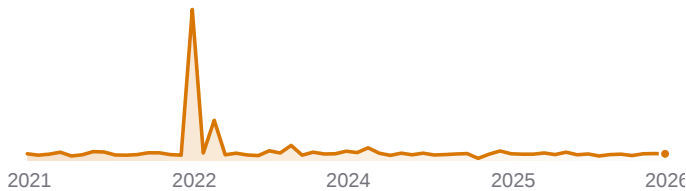
Sellers who sold at a gain

100%

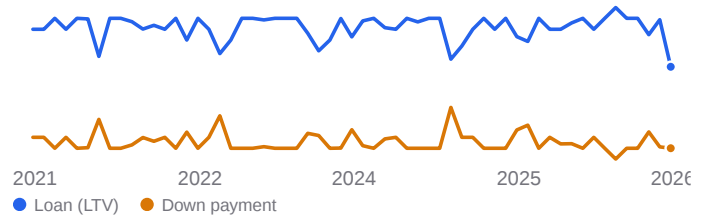


Median annualized return at resale

+5.1%

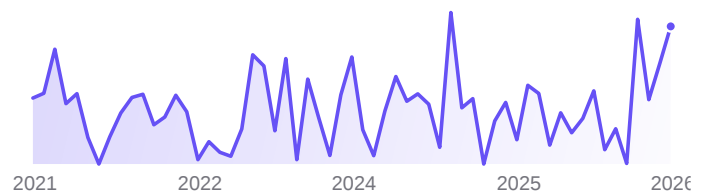


Financing (share of purchase price) Loan (LTV) 58% · Down payment 20%



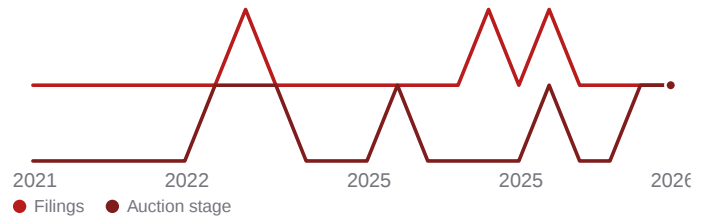
Typical hold before selling

29.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,822
Median value (AVM)	\$1.2M
Median size	2,124 ft²
Median bedrooms	4
Median year built	1959
Single family	95%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	97%
Company owned	20%
Median loan-to-value	44%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	16,882
Density	1,504 / mi²
Median household income	\$182K
Average household income	\$206K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	70
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	5.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	48 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.