

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

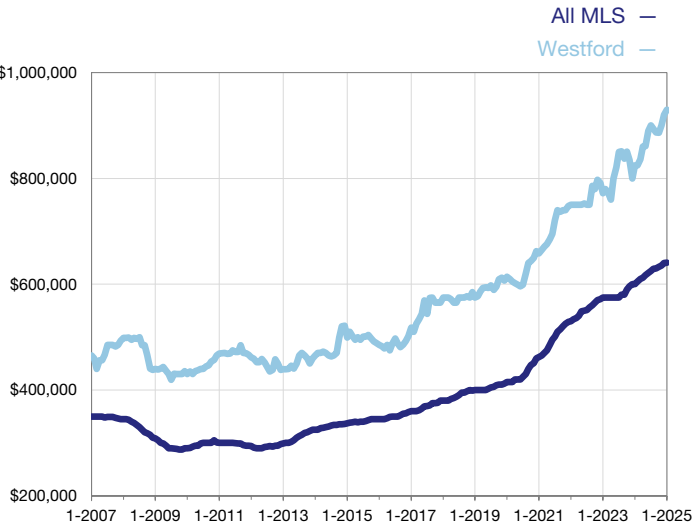
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	6	- 45.5%	11	6	- 45.5%
Closed Sales	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$735,000	\$1,250,000	+ 70.1%	\$735,000	\$1,250,000	+ 70.1%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	67	105	+ 56.7%	67	105	+ 56.7%
Percent of Original List Price Received*	96.2%	96.5%	+ 0.3%	96.2%	96.5%	+ 0.3%
New Listings	18	11	- 38.9%	18	11	- 38.9%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	2	9	+ 350.0%	2	9	+ 350.0%
Median Sales Price*	\$610,000	\$630,000	+ 3.3%	\$610,000	\$630,000	+ 3.3%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.8	3.1	+ 72.2%	--	--	--
Cumulative Days on Market Until Sale	55	69	+ 25.5%	55	69	+ 25.5%
Percent of Original List Price Received*	101.9%	99.7%	- 2.2%	101.9%	99.7%	- 2.2%
New Listings	4	7	+ 75.0%	4	7	+ 75.0%

* 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

