

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

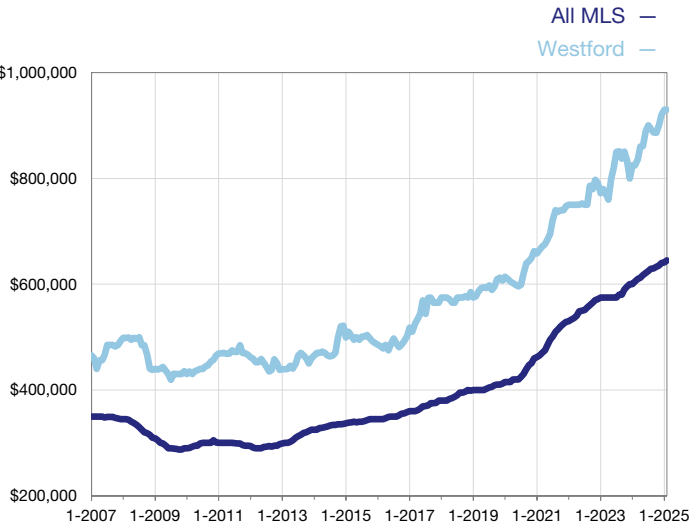
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	11	- 31.3%	27	15	- 44.4%
Closed Sales	6	14	+ 133.3%	13	21	+ 61.5%
Median Sales Price*	\$817,500	\$935,000	+ 14.4%	\$735,000	\$1,080,000	+ 46.9%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	42	21	- 50.0%	55	49	- 10.9%
Percent of Original List Price Received*	107.0%	104.1%	- 2.7%	101.2%	101.6%	+ 0.4%
New Listings	13	8	- 38.5%	31	19	- 38.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	7	+ 600.0%	2	9	+ 350.0%
Closed Sales	0	2	--	2	11	+ 450.0%
Median Sales Price*	\$0	\$569,000	--	\$610,000	\$630,000	+ 3.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	42	--	55	64	+ 16.4%
Percent of Original List Price Received*	0.0%	101.8%	--	101.9%	100.1%	- 1.8%
New Listings	0	4	--	4	11	+ 175.0%

* 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

