

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	20	+ 53.8%	52	48	- 7.7%
Closed Sales	10	8	- 20.0%	35	36	+ 2.9%
Median Sales Price*	\$875,000	\$1,195,000	+ 36.6%	\$850,000	\$1,135,000	+ 33.5%
Inventory of Homes for Sale	30	22	- 26.7%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	56	103	+ 83.9%	51	59	+ 15.7%
Percent of Original List Price Received*	103.4%	103.9%	+ 0.5%	102.4%	102.3%	- 0.1%
New Listings	25	25	0.0%	78	63	- 19.2%

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

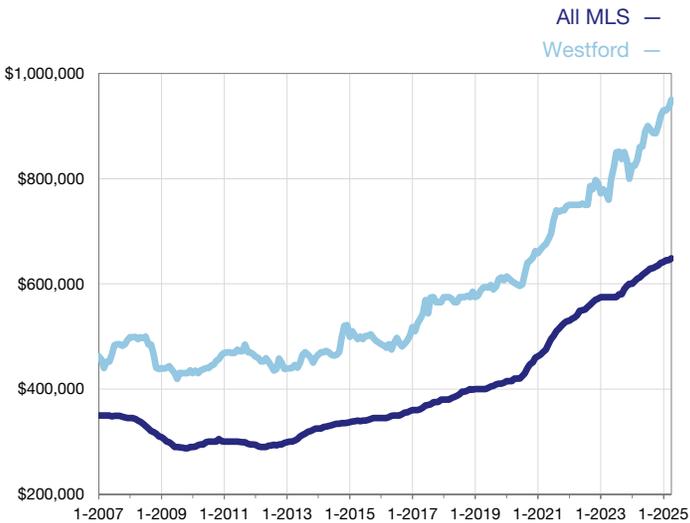
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	14	+ 366.7%	11	25	+ 127.3%
Closed Sales	5	8	+ 60.0%	8	22	+ 175.0%
Median Sales Price*	\$785,000	\$679,000	- 13.5%	\$735,000	\$654,000	- 11.0%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	59	63	+ 6.8%	51	57	+ 11.8%
Percent of Original List Price Received*	99.3%	99.4%	+ 0.1%	100.7%	100.6%	- 0.1%
New Listings	6	11	+ 83.3%	13	36	+ 176.9%

* 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

