

# Westford

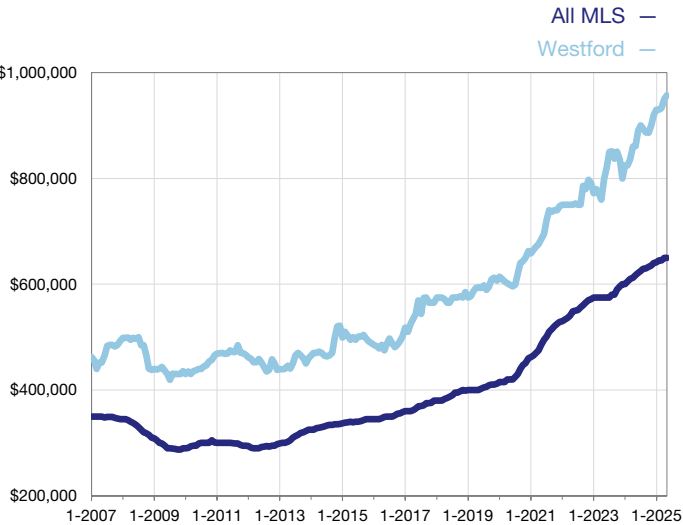
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	27	21	- 22.2%	79	66	- 16.5%
Closed Sales	13	15	+ 15.4%	48	51	+ 6.3%
Median Sales Price*	\$950,000	\$990,000	+ 4.2%	\$900,000	\$1,084,000	+ 20.4%
Inventory of Homes for Sale	33	26	- 21.2%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	23	20	- 13.0%	44	48	+ 9.1%
Percent of Original List Price Received*	102.5%	102.8%	+ 0.3%	102.4%	102.4%	0.0%
New Listings	36	25	- 30.6%	114	87	- 23.7%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	6	- 40.0%	21	30	+ 42.9%
Closed Sales	5	12	+ 140.0%	13	34	+ 161.5%
Median Sales Price*	\$342,500	\$530,000	+ 54.7%	\$685,000	\$612,500	- 10.6%
Inventory of Homes for Sale	8	19	+ 137.5%	--	--	--
Months Supply of Inventory	1.7	3.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	43	33	- 23.3%	48	49	+ 2.1%
Percent of Original List Price Received*	98.9%	100.2%	+ 1.3%	100.0%	100.5%	+ 0.5%
New Listings	12	10	- 16.7%	25	46	+ 84.0%

\* 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

