

# Westford

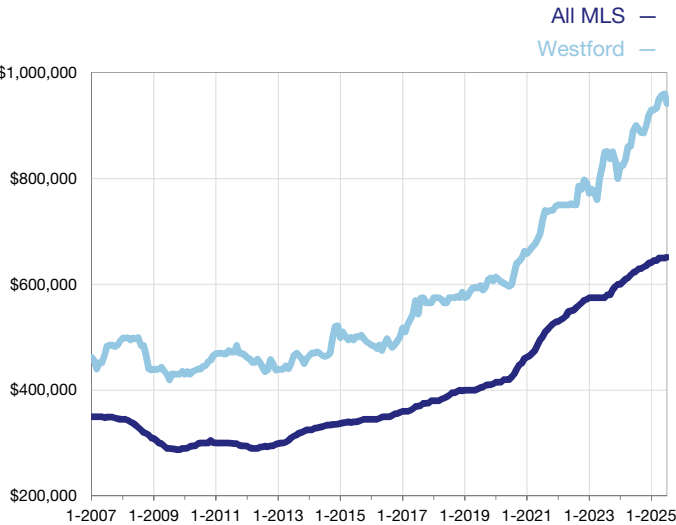
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	28	16	- 42.9%	129	98	- 24.0%
Closed Sales	26	21	- 19.2%	98	90	- 8.2%
Median Sales Price*	\$1,044,000	\$915,000	- 12.4%	\$942,500	\$1,023,000	+ 8.5%
Inventory of Homes for Sale	40	29	- 27.5%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	17	32	+ 88.2%	33	42	+ 27.3%
Percent of Original List Price Received*	105.9%	100.5%	- 5.1%	104.5%	102.2%	- 2.2%
New Listings	31	14	- 54.8%	171	129	- 24.6%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	6	- 45.5%	39	40	+ 2.6%
Closed Sales	7	3	- 57.1%	29	43	+ 48.3%
Median Sales Price*	\$400,000	\$831,000	+ 107.8%	\$605,000	\$620,000	+ 2.5%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--
Months Supply of Inventory	2.3	4.5	+ 95.7%	--	--	--
Cumulative Days on Market Until Sale	24	50	+ 108.3%	32	47	+ 46.9%
Percent of Original List Price Received*	98.1%	93.8%	- 4.4%	99.9%	99.8%	- 0.1%
New Listings	9	10	+ 11.1%	48	62	+ 29.2%

\* 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

