

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	15	+ 25.0%	197	167	- 15.2%
Closed Sales	14	15	+ 7.1%	189	164	- 13.2%
Median Sales Price*	\$875,000	\$900,000	+ 2.9%	\$920,000	\$980,000	+ 6.5%
Inventory of Homes for Sale	14	21	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	35	42	+ 20.0%
Percent of Original List Price Received*	97.6%	97.9%	+ 0.3%	101.8%	99.7%	- 2.1%
New Listings	4	8	+ 100.0%	232	212	- 8.6%

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

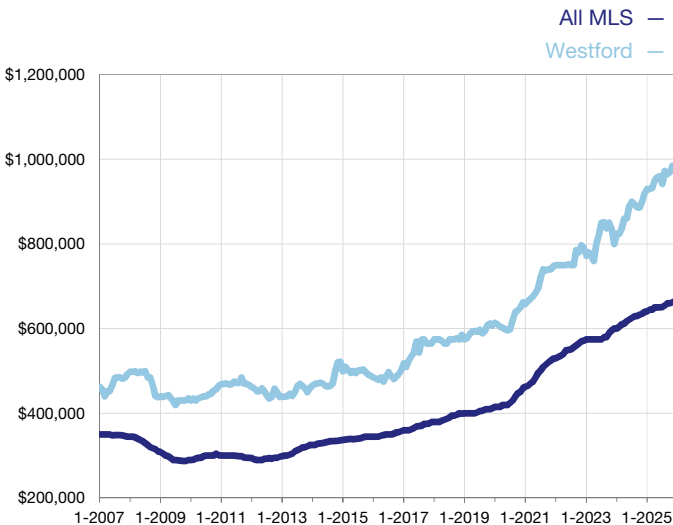
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	2	- 66.7%	58	64	+ 10.3%
Closed Sales	3	3	0.0%	51	72	+ 41.2%
Median Sales Price*	\$300,000	\$617,000	+ 105.7%	\$570,000	\$622,500	+ 9.2%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	42	12	- 71.4%	31	51	+ 64.5%
Percent of Original List Price Received*	97.7%	100.1%	+ 2.5%	99.3%	98.2%	- 1.1%
New Listings	1	1	0.0%	73	84	+ 15.1%

* 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

