

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	10	0.0%	14	19	+ 35.7%
Closed Sales	14	11	- 21.4%	21	20	- 4.8%
Median Sales Price*	\$935,000	<b>\$735,000</b>	- 21.4%	\$1,080,000	<b>\$747,500</b>	- 30.8%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	36	+ 71.4%	49	36	- 26.5%
Percent of Original List Price Received*	104.1%	100.1%	- 3.8%	101.6%	98.9%	- 2.7%
New Listings	8	9	+ 12.5%	19	20	+ 5.3%

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

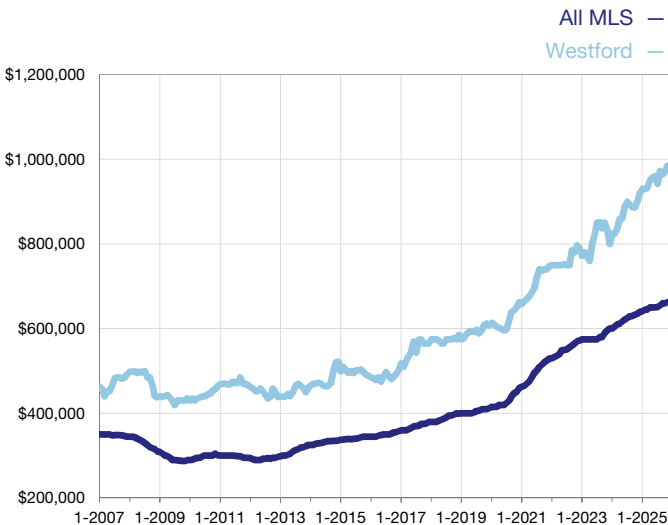
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	2	- 66.7%	8	3	- 62.5%
Closed Sales	2	2	0.0%	11	6	- 45.5%
Median Sales Price*	\$569,000	<b>\$584,500</b>	+ 2.7%	\$630,000	<b>\$790,000</b>	+ 25.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	42	65	+ 54.8%	64	74	+ 15.6%
Percent of Original List Price Received*	101.8%	96.4%	- 5.3%	100.1%	95.7%	- 4.4%
New Listings	4	4	0.0%	11	8	- 27.3%

\* 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

