

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	12	- 14.3%	28	31	+ 10.7%
Closed Sales	7	9	+ 28.6%	28	30	+ 7.1%
Median Sales Price*	\$1,084,000	\$1,010,000	- 6.8%	\$1,082,000	\$912,450	- 15.7%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	41	119	+ 190.2%	47	61	+ 29.8%
Percent of Original List Price Received*	102.5%	98.8%	- 3.6%	101.8%	98.7%	- 3.0%
New Listings	19	16	- 15.8%	38	36	- 5.3%

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

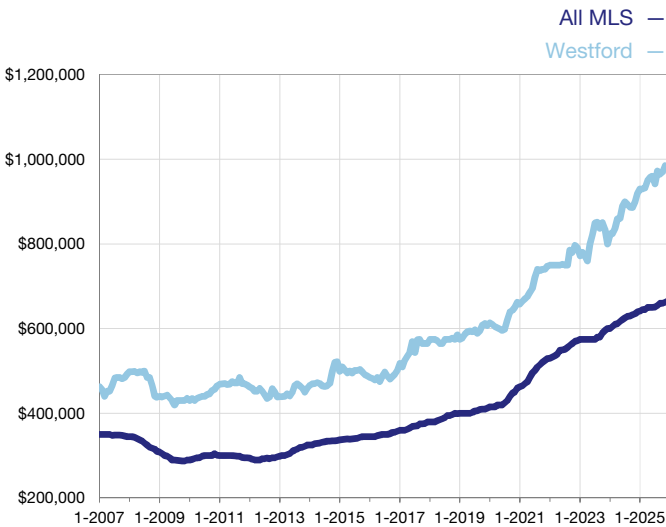
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	6	+ 100.0%	11	8	- 27.3%
Closed Sales	3	2	- 33.3%	14	8	- 42.9%
Median Sales Price*	\$713,000	\$707,500	- 0.8%	\$632,500	\$772,500	+ 22.1%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	3.5	0.6	- 82.9%	--	--	--
Cumulative Days on Market Until Sale	18	25	+ 38.9%	54	61	+ 13.0%
Percent of Original List Price Received*	105.9%	102.8%	- 2.9%	101.4%	97.5%	- 3.8%
New Listings	14	2	- 85.7%	25	10	- 60.0%

* 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

