

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	24	+ 60.0%	43	52	+ 20.9%
Closed Sales	8	14	+ 75.0%	36	45	+ 25.0%
Median Sales Price*	\$1,195,000	\$775,000	- 35.1%	\$1,135,000	\$810,000	- 28.6%
Inventory of Homes for Sale	29	25	- 13.8%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	103	34	- 67.0%	59	52	- 11.9%
Percent of Original List Price Received*	103.9%	99.1%	- 4.6%	102.3%	98.8%	- 3.4%
New Listings	25	27	+ 8.0%	63	63	0.0%

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

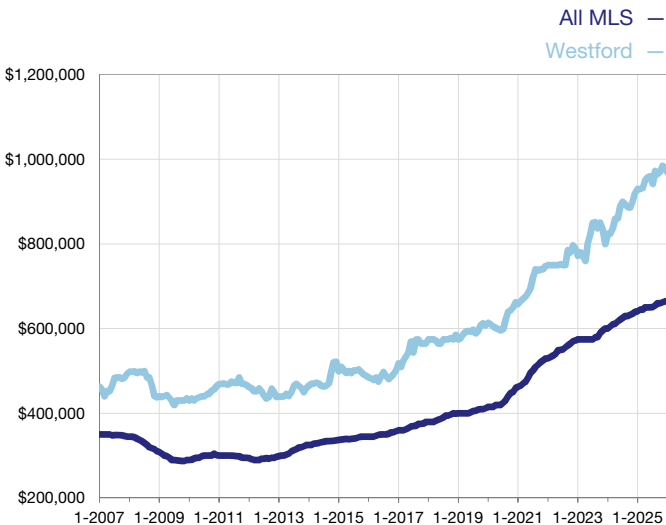
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	6	- 53.8%	24	13	- 45.8%
Closed Sales	8	5	- 37.5%	22	13	- 40.9%
Median Sales Price*	\$679,000	\$650,000	- 4.3%	\$654,000	\$705,000	+ 7.8%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	2.7	0.4	- 85.2%	--	--	--
Cumulative Days on Market Until Sale	63	65	+ 3.2%	57	63	+ 10.5%
Percent of Original List Price Received*	99.4%	96.9%	- 2.5%	100.6%	97.2%	- 3.4%
New Listings	11	4	- 63.6%	36	14	- 61.1%

* 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

