

Westford

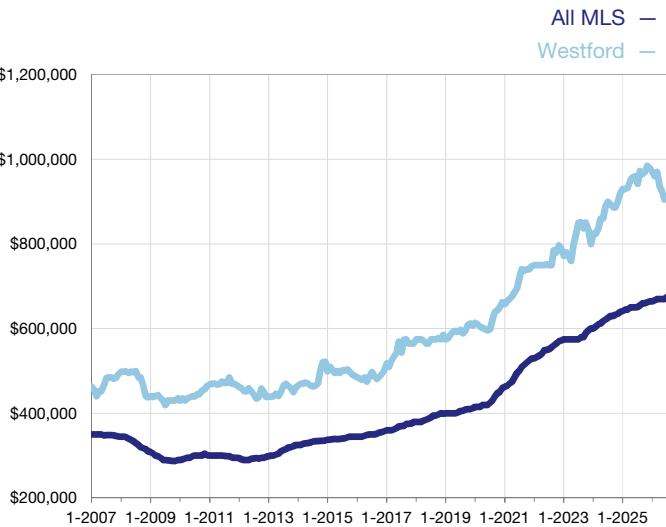
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	23	+ 76.9%	94	119	+ 26.6%
Closed Sales	21	27	+ 28.6%	90	102	+ 13.3%
Median Sales Price*	\$915,000	\$1,025,000	+ 12.0%	\$1,023,000	\$882,500	- 13.7%
Inventory of Homes for Sale	34	30	- 11.8%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 21.9%	42	43	+ 2.4%
Percent of Original List Price Received*	100.5%	100.9%	+ 0.4%	102.2%	100.1%	- 2.1%
New Listings	14	18	+ 28.6%	129	145	+ 12.4%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	40	30	- 25.0%
Closed Sales	3	3	0.0%	43	25	- 41.9%
Median Sales Price*	\$831,000	\$700,000	- 15.8%	\$620,000	\$705,000	+ 13.7%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	4.5	1.3	- 71.1%	--	--	--
Cumulative Days on Market Until Sale	50	12	- 76.0%	47	49	+ 4.3%
Percent of Original List Price Received*	93.8%	103.3%	+ 10.1%	99.8%	97.8%	- 2.0%
New Listings	10	9	- 10.0%	62	38	- 38.7%

* 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

