

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

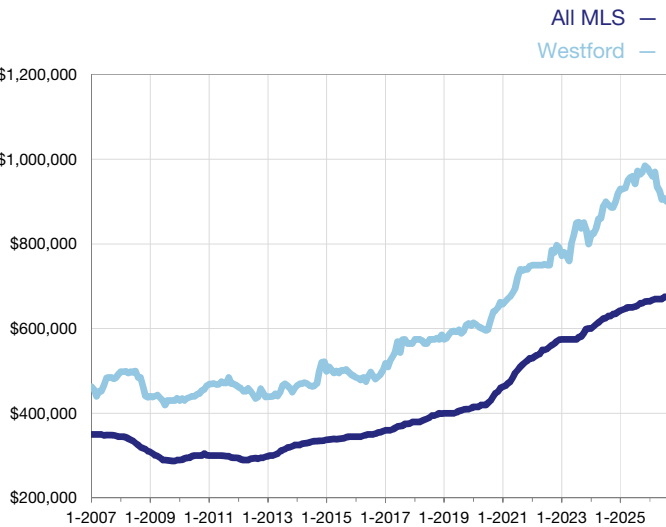
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	23	+ 91.7%	106	141	+ 33.0%
Closed Sales	20	27	+ 35.0%	110	129	+ 17.3%
Median Sales Price*	\$1,114,500	\$900,000	- 19.2%	\$1,050,000	\$885,000	- 15.7%
Inventory of Homes for Sale	31	18	- 41.9%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	39	40	+ 2.6%
Percent of Original List Price Received*	98.2%	100.1%	+ 1.9%	101.5%	100.1%	- 1.4%
New Listings	14	14	0.0%	143	159	+ 11.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	3	- 62.5%	48	31	- 35.4%
Closed Sales	6	6	0.0%	49	31	- 36.7%
Median Sales Price*	\$720,000	\$459,000	- 36.3%	\$630,000	\$650,000	+ 3.2%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	3.3	1.4	- 57.6%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	44	46	+ 4.5%
Percent of Original List Price Received*	99.3%	98.9%	- 0.4%	99.8%	98.1%	- 1.7%
New Listings	4	1	- 75.0%	66	39	- 40.9%

* 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

