

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

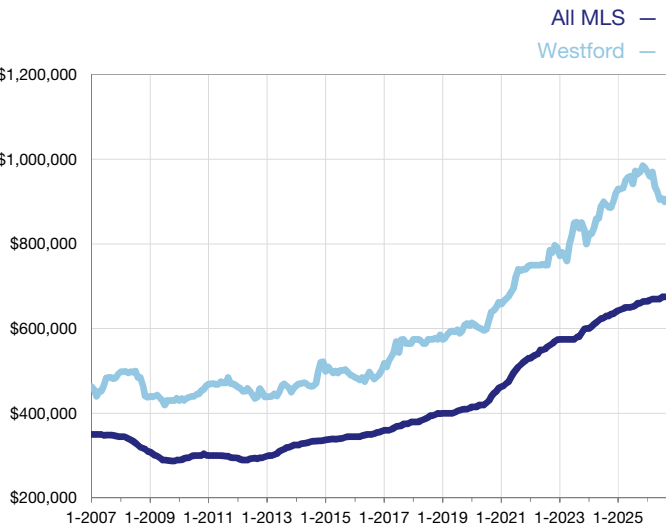
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	9	- 52.6%	125	148	+ 18.4%
Closed Sales	11	22	+ 100.0%	121	151	+ 24.8%
Median Sales Price*	\$715,000	\$958,000	+ 34.0%	\$1,010,000	\$900,000	- 10.9%
Inventory of Homes for Sale	32	30	- 6.3%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	37	33	- 10.8%	39	39	0.0%
Percent of Original List Price Received*	90.7%	98.9%	+ 9.0%	100.5%	99.9%	- 0.6%
New Listings	23	23	0.0%	166	183	+ 10.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	58	36	- 37.9%
Closed Sales	9	4	- 55.6%	58	35	- 39.7%
Median Sales Price*	\$390,000	\$629,750	+ 61.5%	\$627,500	\$635,000	+ 1.2%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	58	25	- 56.9%	47	43	- 8.5%
Percent of Original List Price Received*	95.5%	96.2%	+ 0.7%	99.1%	97.8%	- 1.3%
New Listings	8	10	+ 25.0%	74	48	- 35.1%

* 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

