Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Westford

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**17**	+ 30.8%	138	**162**	+ 17.4%
Closed Sales	18	**9**	- 50.0%	139	**160**	+ 15.1%
Median Sales Price*	$912,500	**$754,500**	- 17.3%	$990,000	**$900,000**	- 9.1%
Inventory of Homes for Sale	39	**30**	- 23.1%	--	--	--
Months Supply of Inventory	2.9	**1.9**	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	47	**32**	- 31.9%	40	**38**	- 5.0%
Percent of Original List Price Received*	98.2%	**100.8%**	+ 2.6%	100.2%	**99.9%**	- 0.3%
New Listings	24	**19**	- 20.8%	190	**201**	+ 5.8%

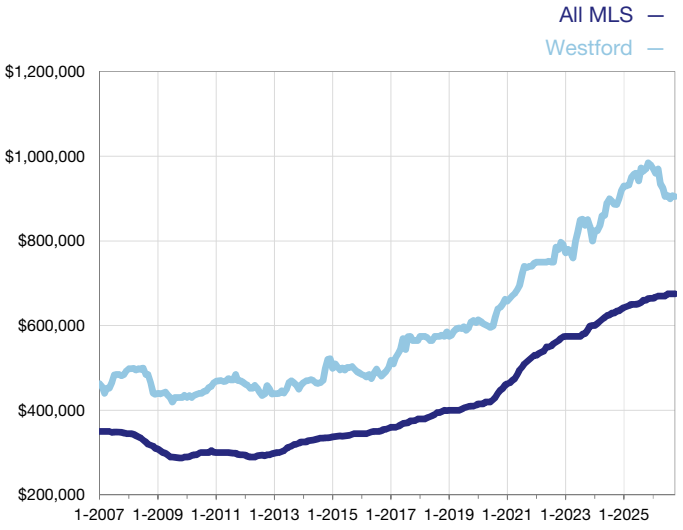
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

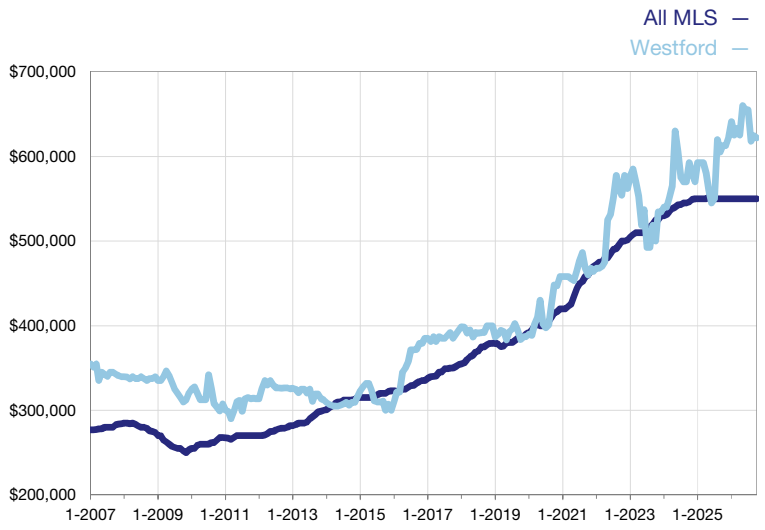
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	60	**37**	- 38.3%
Closed Sales	9	**4**	- 55.6%	67	**39**	- 41.8%
Median Sales Price*	$520,000	**$356,500**	- 31.4%	$625,000	**$624,500**	- 0.1%
Inventory of Homes for Sale	16	**11**	- 31.3%	--	--	--
Months Supply of Inventory	2.7	**3.0**	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	80	**11**	- 86.3%	51	**40**	- 21.6%
Percent of Original List Price Received*	93.8%	**100.7%**	+ 7.4%	98.4%	**98.1%**	- 0.3%
New Listings	7	**3**	- 57.1%	81	**51**	- 37.0%

* 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



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