

Westford 01886

ZIP code · MA · Massachusetts > Middlesex County

BUYER'S MARKET

\$820K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

233

SALES (12 MO)

\$839K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



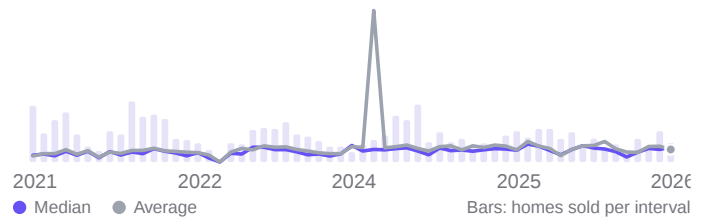
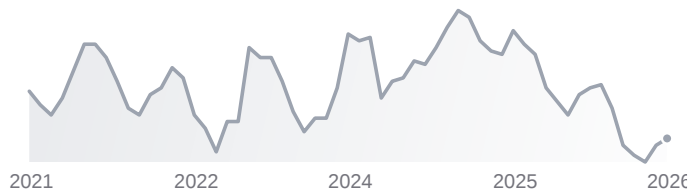
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$858K · Average \$786K

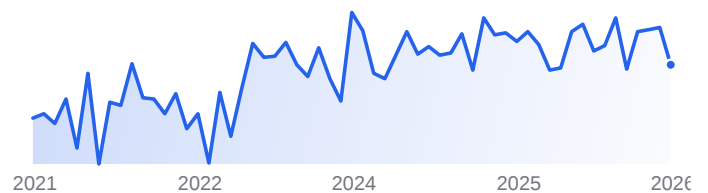
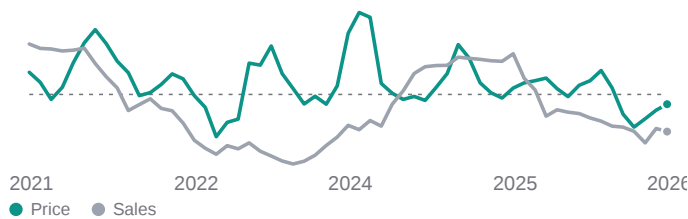


Growth (year over year)

Price -4.9% · Sales -18.5%

Price per square foot

\$400/ft²

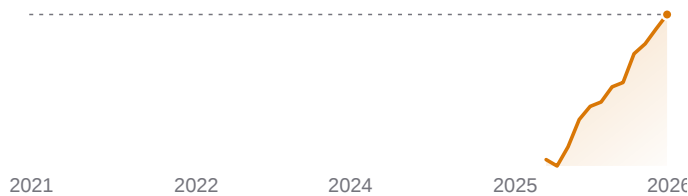


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

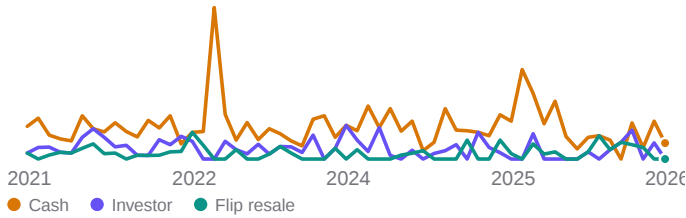
2.9%



BUYERS & OUTCOMES

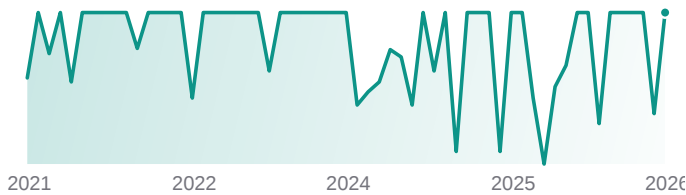
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



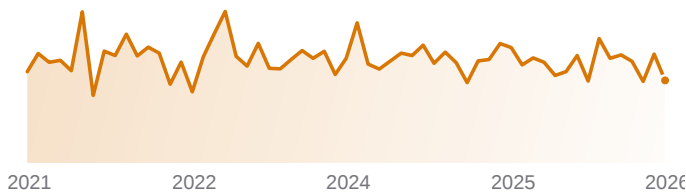
Sellers who sold at a gain

100%

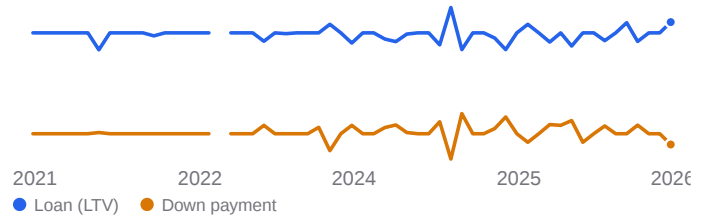


Median annualized return at resale

+3.7%

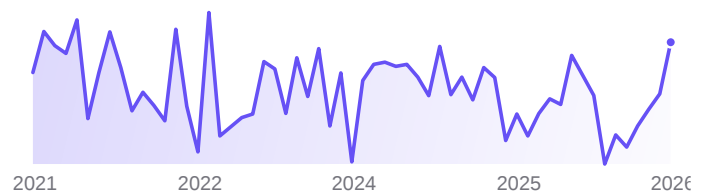


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



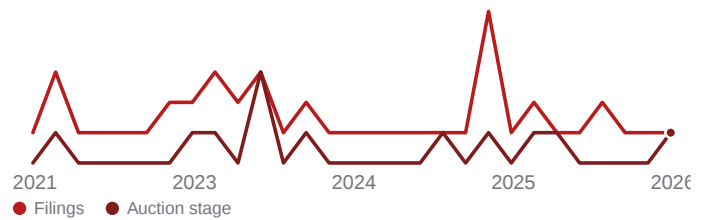
Typical hold before selling

19.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,171
Median value (AVM)	\$839K
Median size	2,080 ft²
Median bedrooms	3
Median year built	1984
Single family	80%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	91%
Company owned	18%
Median loan-to-value	43%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	25,048
Density	803 / mi²
Median household income	\$164K
Average household income	\$183K
Crime index (US avg 100)	19
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	80
Homes occupied	93%
Bachelor's or higher	37%
Poverty rate	1.8%
Unemployment	1.3%
Average temp	48°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.