Local Market Update – July 2020

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

Westford

Single-Family Properties

	July			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	20	**35**	+ 75.0%	154	**172**	+ 11.7%
Closed Sales	32	**42**	+ 31.3%	142	**128**	- 9.9%
Median Sales Price*	$645,000	**$682,500**	+ 5.8%	$611,500	**$615,000**	+ 0.6%
Inventory of Homes for Sale	48	**28**	- 41.7%	--	--	--
Months Supply of Inventory	2.3	**1.5**	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	37	**31**	- 16.2%	55	**41**	- 25.5%
Percent of Original List Price Received*	98.7%	**100.5%**	+ 1.8%	97.4%	**99.2%**	+ 1.8%
New Listings	24	**28**	+ 16.7%	192	**201**	+ 4.7%

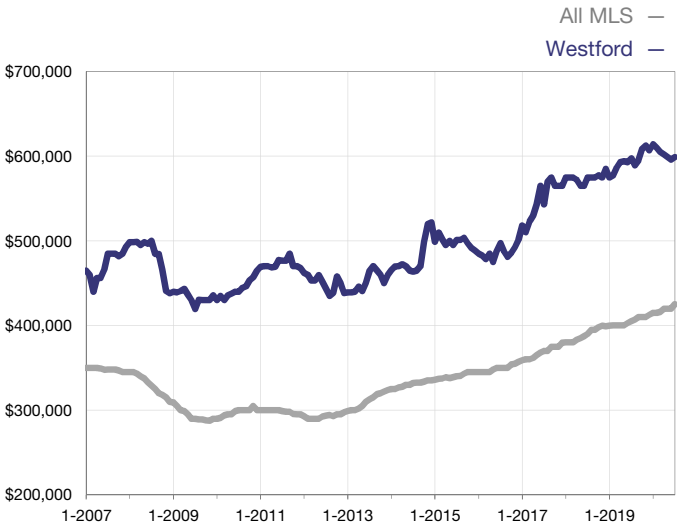
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

	July			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	9	**15**	+ 66.7%	43	**65**	+ 51.2%
Closed Sales	7	**11**	+ 57.1%	30	**41**	+ 36.7%
Median Sales Price*	$469,000	**$449,000**	- 4.3%	$391,450	**$430,000**	+ 9.8%
Inventory of Homes for Sale	24	**10**	- 58.3%	--	--	--
Months Supply of Inventory	5.6	**1.5**	- 73.2%	--	--	--
Cumulative Days on Market Until Sale	22	**56**	+ 154.5%	42	**72**	+ 71.4%
Percent of Original List Price Received*	99.7%	**98.0%**	- 1.7%	98.1%	**97.7%**	- 0.4%
New Listings	10	**12**	+ 20.0%	73	**71**	- 2.7%

* 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

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