

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	23	32	+ 39.1%	177	202	+ 14.1%
Closed Sales	26	36	+ 38.5%	168	164	- 2.4%
Median Sales Price*	\$539,750	\$662,500	+ 22.7%	\$608,003	\$620,500	+ 2.1%
Inventory of Homes for Sale	45	13	- 71.1%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	65	36	- 44.6%	56	40	- 28.6%
Percent of Original List Price Received*	97.0%	100.4%	+ 3.5%	97.3%	99.5%	+ 2.3%
New Listings	22	17	- 22.7%	214	218	+ 1.9%

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

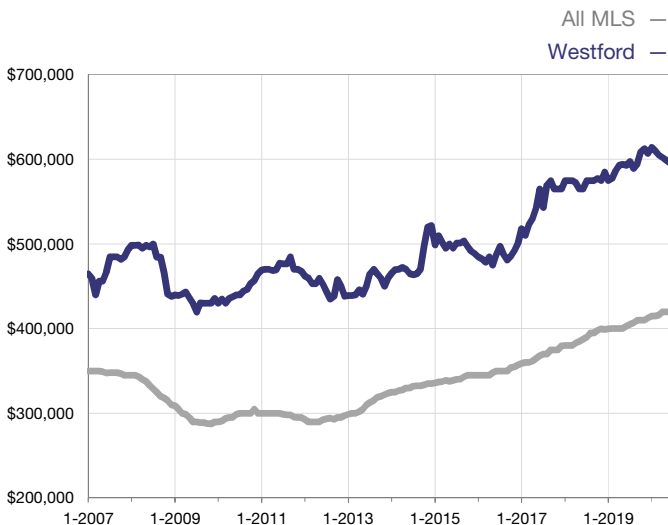
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	6	- 14.3%	50	71	+ 42.0%
Closed Sales	9	12	+ 33.3%	39	53	+ 35.9%
Median Sales Price*	\$432,500	\$467,450	+ 8.1%	\$395,900	\$440,000	+ 11.1%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	5.8	1.9	- 67.2%	--	--	--
Cumulative Days on Market Until Sale	86	44	- 48.8%	52	66	+ 26.9%
Percent of Original List Price Received*	94.6%	100.1%	+ 5.8%	97.3%	98.3%	+ 1.0%
New Listings	10	10	0.0%	83	81	- 2.4%

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

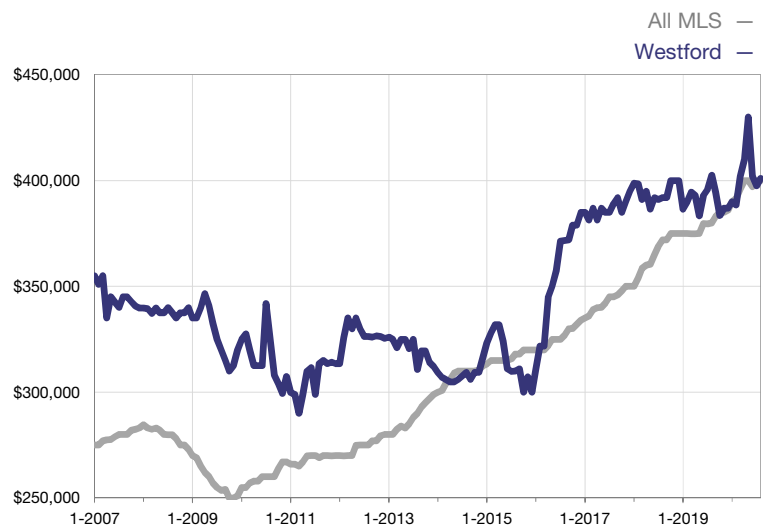
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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