

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	13	+ 62.5%	226	280	+ 23.9%
Closed Sales	11	28	+ 154.5%	231	268	+ 16.0%
Median Sales Price*	\$430,000	<b>\$754,450</b>	+ 75.5%	\$607,005	<b>\$662,500</b>	+ 9.1%
Inventory of Homes for Sale	26	6	- 76.9%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	45	40	- 11.1%	56	41	- 26.8%
Percent of Original List Price Received*	95.6%	100.8%	+ 5.4%	96.8%	99.7%	+ 3.0%
New Listings	9	13	+ 44.4%	272	301	+ 10.7%

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

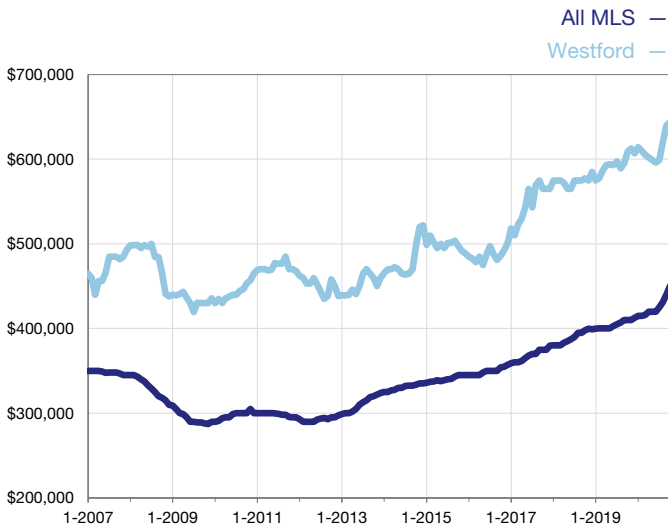
### Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	5	+ 400.0%	68	101	+ 48.5%
Closed Sales	8	8	0.0%	69	93	+ 34.8%
Median Sales Price*	\$411,650	<b>\$562,850</b>	+ 36.7%	\$387,000	<b>\$457,900</b>	+ 18.3%
Inventory of Homes for Sale	13	1	- 92.3%	--	--	--
Months Supply of Inventory	2.3	0.1	- 95.7%	--	--	--
Cumulative Days on Market Until Sale	113	51	- 54.9%	65	70	+ 7.7%
Percent of Original List Price Received*	94.8%	103.3%	+ 9.0%	96.8%	99.0%	+ 2.3%
New Listings	2	2	0.0%	104	101	- 2.9%

\* 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

