Local Market Update – January 2021

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

Westford

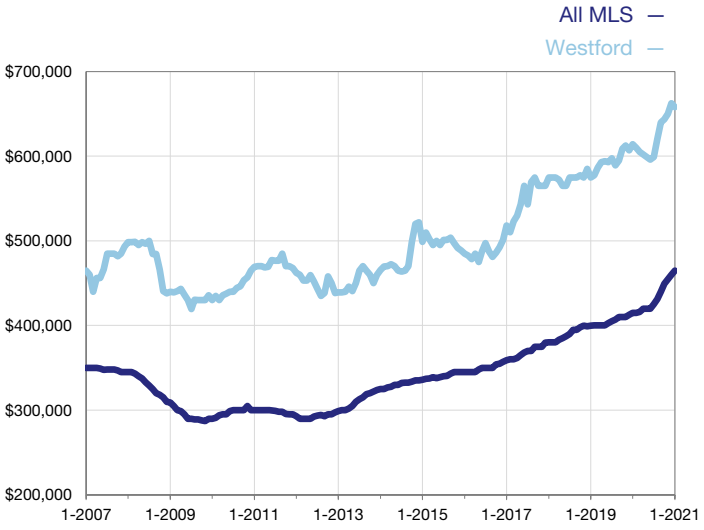
Single-Family Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	9	**8**	- 11.1%	9	**8**	- 11.1%
Closed Sales	13	**9**	- 30.8%	13	**9**	- 30.8%
Median Sales Price*	$683,500	**$565,000**	- 17.3%	$683,500	**$565,000**	- 17.3%
Inventory of Homes for Sale	22	**5**	- 77.3%	--	--	--
Months Supply of Inventory	1.2	**0.2**	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	95	**20**	- 78.9%	95	**20**	- 78.9%
Percent of Original List Price Received*	94.8%	**99.0%**	+ 4.4%	94.8%	**99.0%**	+ 4.4%
New Listings	9	**8**	- 11.1%	9	**8**	- 11.1%

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

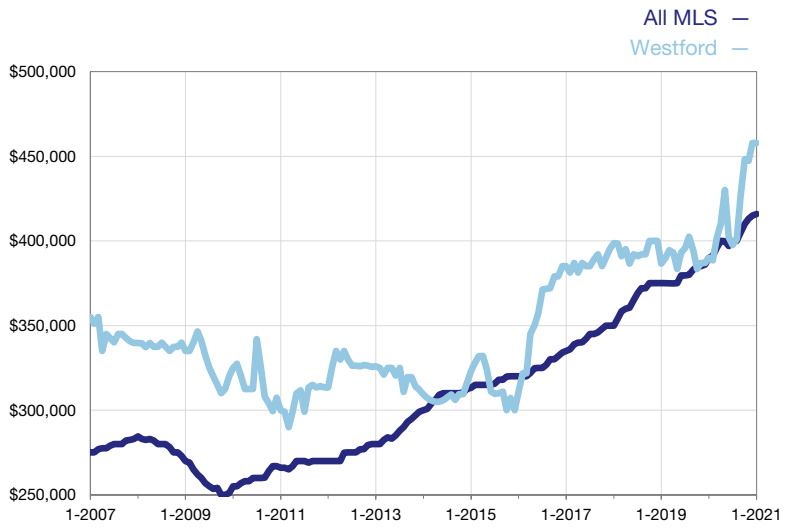
Condominium Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	7	**1**	- 85.7%	7	**1**	- 85.7%
Closed Sales	1	**8**	+ 700.0%	1	**8**	+ 700.0%
Median Sales Price*	$447,225	**$456,000**	+ 2.0%	$447,225	**$456,000**	+ 2.0%
Inventory of Homes for Sale	11	**2**	- 81.8%	--	--	--
Months Supply of Inventory	1.9	**0.2**	- 89.5%	--	--	--
Cumulative Days on Market Until Sale	94	**51**	- 45.7%	94	**51**	- 45.7%
Percent of Original List Price Received*	95.2%	**100.1%**	+ 5.1%	95.2%	**100.1%**	+ 5.1%
New Listings	6	**2**	- 66.7%	6	**2**	- 66.7%

* 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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