

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	21	+ 10.5%	68	55	- 19.1%
Closed Sales	23	14	- 39.1%	47	46	- 2.1%
Median Sales Price*	\$740,000	\$777,500	+ 5.1%	\$643,000	\$762,500	+ 18.6%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	15	- 48.3%	25	25	0.0%
Percent of Original List Price Received*	104.9%	109.3%	+ 4.2%	103.1%	105.1%	+ 1.9%
New Listings	29	28	- 3.4%	83	66	- 20.5%

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

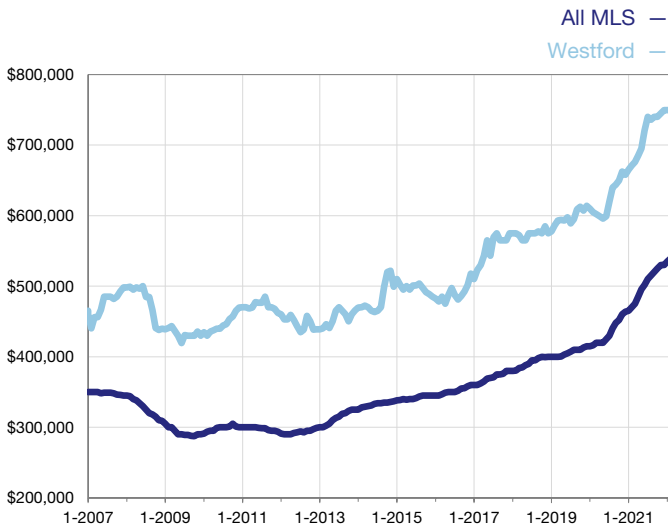
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	7	+ 75.0%	21	18	- 14.3%
Closed Sales	6	9	+ 50.0%	24	13	- 45.8%
Median Sales Price*	\$477,500	\$650,000	+ 36.1%	\$420,000	\$620,000	+ 47.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	50	+ 257.1%	49	45	- 8.2%
Percent of Original List Price Received*	103.1%	108.8%	+ 5.5%	103.8%	106.4%	+ 2.5%
New Listings	6	11	+ 83.3%	24	19	- 20.8%

* 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

