

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	6	- 14.3%	264	213	- 19.3%
Closed Sales	27	11	- 59.3%	261	217	- 16.9%
Median Sales Price*	\$825,000	\$835,000	+ 1.2%	\$745,000	\$791,000	+ 6.2%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	20	44	+ 120.0%	19	24	+ 26.3%
Percent of Original List Price Received*	105.5%	96.6%	- 8.4%	106.6%	103.6%	- 2.8%
New Listings	8	6	- 25.0%	297	246	- 17.2%

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

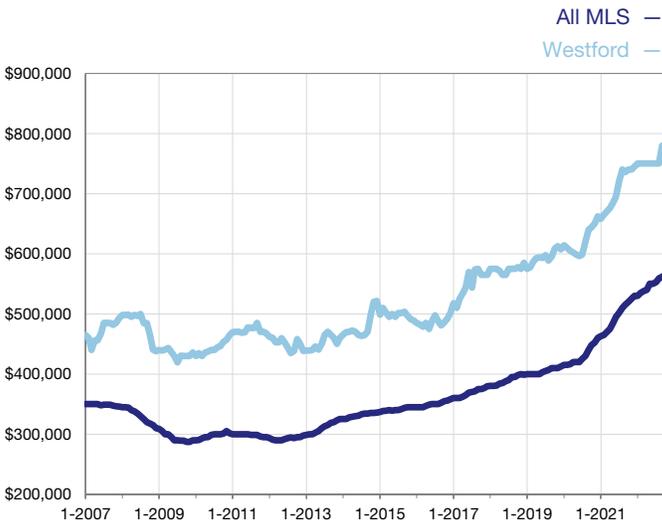
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	74	63	- 14.9%
Closed Sales	5	3	- 40.0%	84	68	- 19.0%
Median Sales Price*	\$590,000	\$485,000	- 17.8%	\$464,000	\$562,000	+ 21.1%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	56	30	- 46.4%	30	32	+ 6.7%
Percent of Original List Price Received*	101.5%	99.6%	- 1.9%	105.6%	103.8%	- 1.7%
New Listings	3	0	- 100.0%	80	68	- 15.0%

* 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

