

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	13	9	- 30.8%
Closed Sales	18	7	- 61.1%	18	7	- 61.1%
Median Sales Price*	\$796,000	\$715,000	- 10.2%	\$796,000	\$715,000	- 10.2%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	34	24	- 29.4%
Percent of Original List Price Received*	101.6%	99.4%	- 2.2%	101.6%	99.4%	- 2.2%
New Listings	11	11	0.0%	11	11	0.0%

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

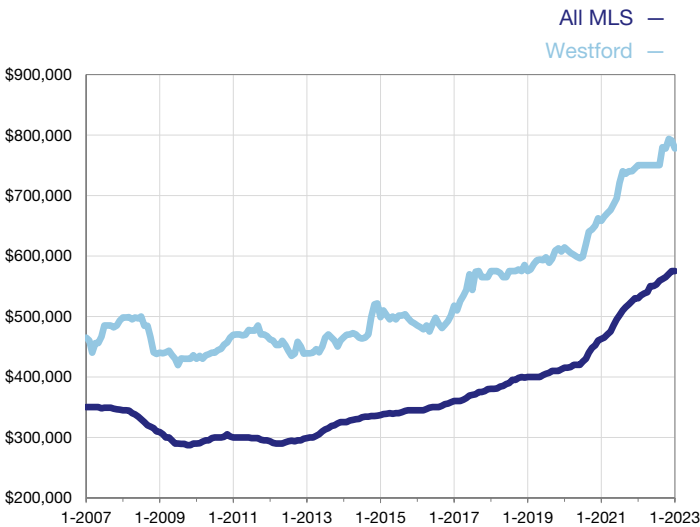
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$470,000	\$537,000	+ 14.3%	\$470,000	\$537,000	+ 14.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	28	156	+ 457.1%	28	156	+ 457.1%
Percent of Original List Price Received*	101.1%	93.4%	- 7.6%	101.1%	93.4%	- 7.6%
New Listings	1	1	0.0%	1	1	0.0%

* 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

