

# Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	10	+ 25.0%	245	262	+ 6.9%
Closed Sales	22	12	- 45.5%	246	254	+ 3.3%
Median Sales Price*	\$510,000	<b>\$627,500</b>	+ 23.0%	\$565,000	<b>\$585,000</b>	+ 3.5%
Inventory of Homes for Sale	27	31	+ 14.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	56	79	+ 41.1%	65	45	- 30.8%
Percent of Original List Price Received*	96.1%	93.8%	- 2.4%	97.0%	98.7%	+ 1.8%
New Listings	6	3	- 50.0%	293	324	+ 10.6%

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

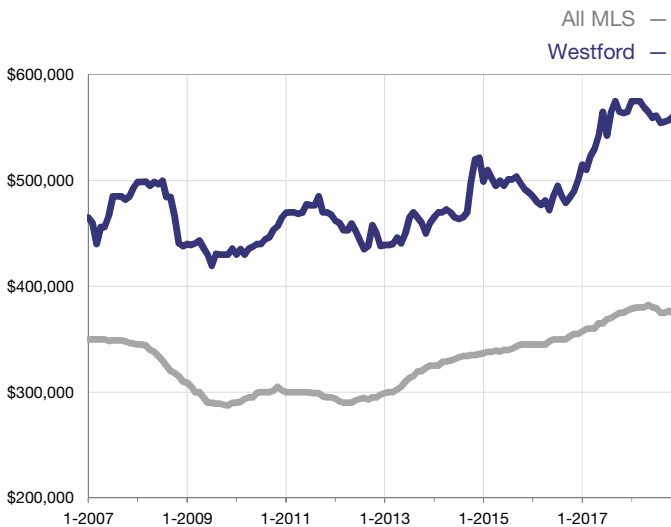
### Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	3	0.0%	50	55	+ 10.0%
Closed Sales	4	2	- 50.0%	47	55	+ 17.0%
Median Sales Price*	\$463,000	<b>\$430,000</b>	- 7.1%	\$395,000	<b>\$400,000</b>	+ 1.3%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--
Cumulative Days on Market Until Sale	76	33	- 56.6%	64	40	- 37.5%
Percent of Original List Price Received*	96.4%	94.6%	- 1.9%	98.4%	98.7%	+ 0.3%
New Listings	2	0	- 100.0%	67	78	+ 16.4%

\* 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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