

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	25	23	- 8.0%	175	158	- 9.7%
Closed Sales	29	32	+ 10.3%	148	142	- 4.1%
Median Sales Price*	\$650,000	\$645,000	- 0.8%	\$589,000	\$611,500	+ 3.8%
Inventory of Homes for Sale	45	43	- 4.4%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	37	+ 23.3%	48	55	+ 14.6%
Percent of Original List Price Received*	99.6%	98.7%	- 0.9%	99.2%	97.4%	- 1.8%
New Listings	32	24	- 25.0%	221	192	- 13.1%

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

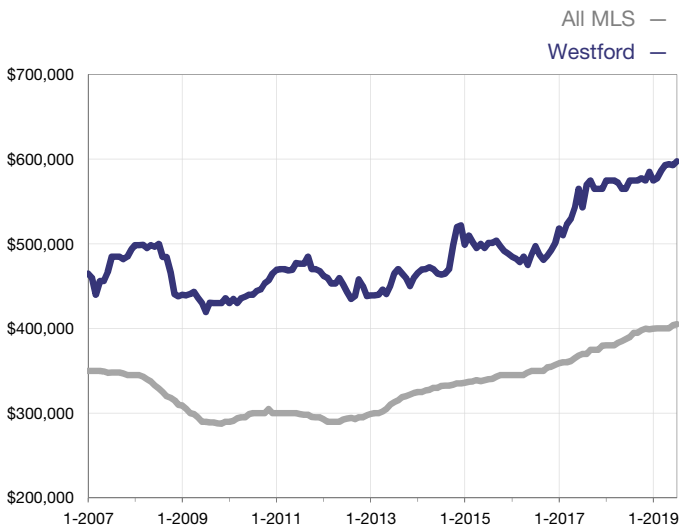
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	9	+ 800.0%	37	43	+ 16.2%
Closed Sales	7	4	- 42.9%	34	27	- 20.6%
Median Sales Price*	\$400,000	\$417,500	+ 4.4%	\$393,250	\$379,750	- 3.4%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	2.8	5.8	+ 107.1%	--	--	--
Cumulative Days on Market Until Sale	32	18	- 43.8%	43	43	0.0%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	98.8%	97.9%	- 0.9%
New Listings	4	10	+ 150.0%	50	73	+ 46.0%

* 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



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