

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	36	+ 125.0%	42	52	+ 23.8%
Closed Sales	14	7	- 50.0%	35	23	- 34.3%
Median Sales Price*	\$417,500	\$510,000	+ 22.2%	\$545,000	\$515,625	- 5.4%
Inventory of Homes for Sale	45	8	- 82.2%	--	--	--
Months Supply of Inventory	2.5	0.4	- 84.0%	--	--	--
Cumulative Days on Market Until Sale	49	15	- 69.4%	72	20	- 72.2%
Percent of Original List Price Received*	99.3%	105.3%	+ 6.0%	97.0%	101.2%	+ 4.3%
New Listings	36	32	- 11.1%	73	56	- 23.3%

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

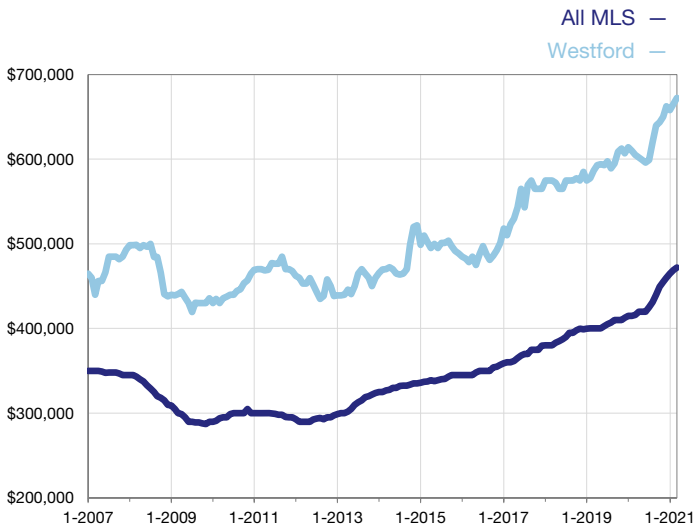
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	9	+ 50.0%	18	14	- 22.2%
Closed Sales	6	7	+ 16.7%	10	18	+ 80.0%
Median Sales Price*	\$457,750	\$415,000	- 9.3%	\$443,613	\$405,000	- 8.7%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.9	0.2	- 89.5%	--	--	--
Cumulative Days on Market Until Sale	155	52	- 66.5%	152	60	- 60.5%
Percent of Original List Price Received*	96.9%	109.9%	+ 13.4%	96.7%	104.0%	+ 7.5%
New Listings	7	10	+ 42.9%	19	15	- 21.1%

* 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

