

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	19	+ 46.2%	55	70	+ 27.3%
Closed Sales	14	22	+ 57.1%	49	46	- 6.1%
Median Sales Price*	\$575,000	<b>\$767,500</b>	+ 33.5%	\$570,000	<b>\$639,500</b>	+ 12.2%
Inventory of Homes for Sale	50	18	- 64.0%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	20	30	+ 50.0%	57	25	- 56.1%
Percent of Original List Price Received*	102.0%	105.0%	+ 2.9%	98.5%	103.1%	+ 4.7%
New Listings	20	29	+ 45.0%	93	84	- 9.7%

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

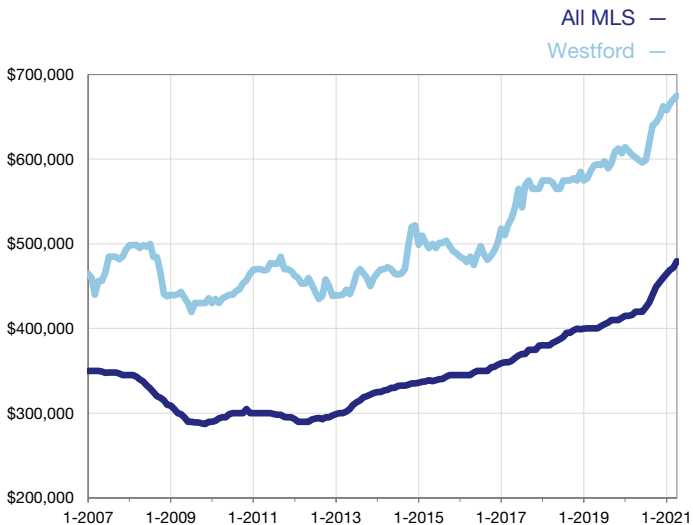
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	19	19	0.0%
Closed Sales	5	6	+ 20.0%	15	24	+ 60.0%
Median Sales Price*	\$475,500	<b>\$477,500</b>	+ 0.4%	\$452,000	<b>\$420,000</b>	- 7.1%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	2.8	0.6	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	94	14	- 85.1%	133	49	- 63.2%
Percent of Original List Price Received*	101.0%	103.1%	+ 2.1%	98.1%	103.8%	+ 5.8%
New Listings	8	7	- 12.5%	27	23	- 14.8%

\* 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

