

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	29	14	- 51.7%	257	207	- 19.5%
Closed Sales	24	13	- 45.8%	234	206	- 12.0%
Median Sales Price*	\$692,500	\$710,000	+ 2.5%	\$740,000	\$785,500	+ 6.1%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	53	+ 120.8%	19	23	+ 21.1%
Percent of Original List Price Received*	101.9%	98.4%	- 3.4%	106.7%	104.0%	- 2.5%
New Listings	23	13	- 43.5%	289	240	- 17.0%

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

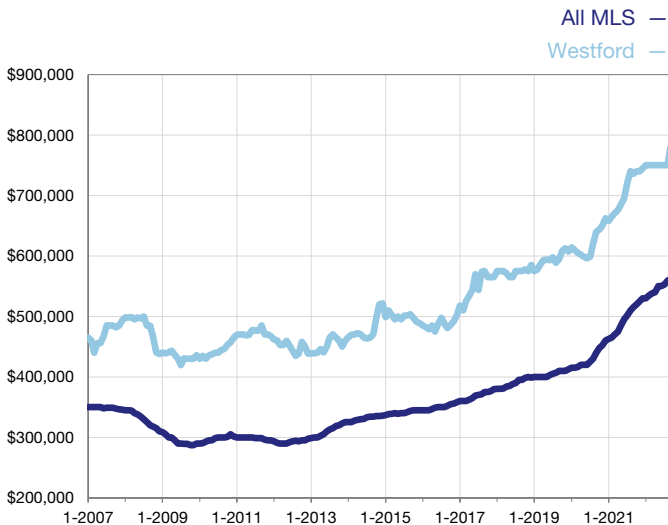
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	1	- 85.7%	71	63	- 11.3%
Closed Sales	8	7	- 12.5%	79	65	- 17.7%
Median Sales Price*	\$475,000	\$435,000	- 8.4%	\$460,000	\$570,000	+ 23.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	48	20	- 58.3%	29	32	+ 10.3%
Percent of Original List Price Received*	98.8%	101.4%	+ 2.6%	105.8%	104.0%	- 1.7%
New Listings	4	2	- 50.0%	77	68	- 11.7%

* 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

