

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	19	16	- 15.8%
Closed Sales	11	0	- 100.0%	29	7	- 75.9%
Median Sales Price*	\$750,000	\$0	- 100.0%	\$750,000	\$715,000	- 4.7%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	29	24	- 17.2%
Percent of Original List Price Received*	106.9%	0.0%	- 100.0%	103.6%	99.4%	- 4.1%
New Listings	6	9	+ 50.0%	17	20	+ 17.6%

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

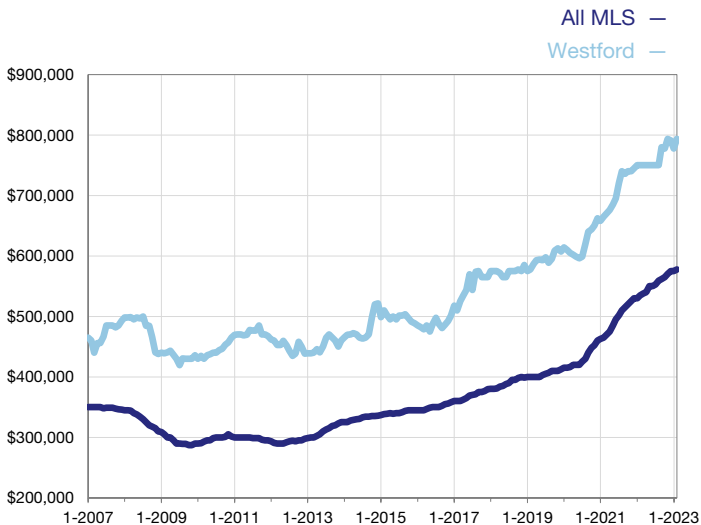
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	3	6	+ 100.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$270,000	\$0	- 100.0%	\$370,000	\$537,000	+ 45.1%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	49	0	- 100.0%	33	156	+ 372.7%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.8%	93.4%	- 7.3%
New Listings	2	2	0.0%	3	3	0.0%

\* 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

