

# Local Market Update – March 2023

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## Westford

### Single-Family Properties

| Key Metrics                              | March     |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 14        | 24               | + 71.4%  | 33           | 39               | + 18.2% |
| Closed Sales                             | 3         | 12               | + 300.0% | 32           | 19               | - 40.6% |
| Median Sales Price*                      | \$545,000 | <b>\$726,500</b> | + 33.3%  | \$750,000    | <b>\$717,000</b> | - 4.4%  |
| Inventory of Homes for Sale              | 16        | 15               | - 6.3%   | --           | --               | --      |
| Months Supply of Inventory               | 0.8       | 0.8              | 0.0%     | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 38        | 24               | - 36.8%  | 30           | 24               | - 20.0% |
| Percent of Original List Price Received* | 100.4%    | 100.8%           | + 0.4%   | 103.3%       | 100.3%           | - 2.9%  |
| New Listings                             | 20        | 24               | + 20.0%  | 37           | 44               | + 18.9% |

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

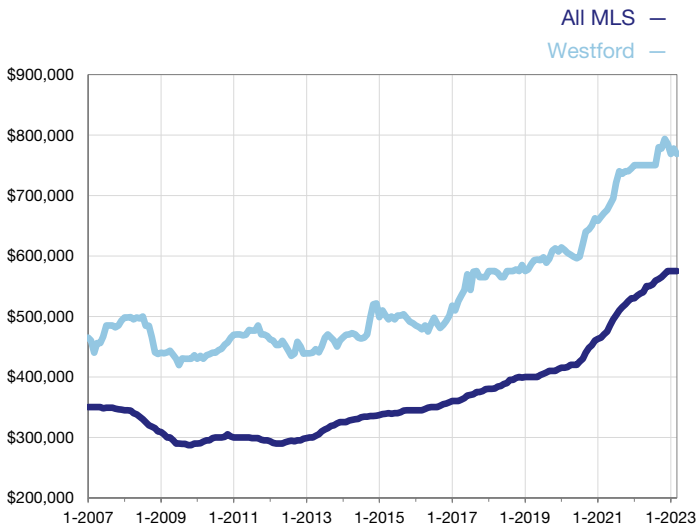
### Condominium Properties

| Key Metrics                              | March |                  |         | Year to Date |                  |          |
|--|-------|------------------|---------|--------------|------------------|----------|
|  | 2022  | 2023             | + / -   | 2022         | 2023             | + / -    |
| Pending Sales                            | 7     | 2                | - 71.4% | 10           | 7                | - 30.0%  |
| Closed Sales                             | 0     | 4                | --      | 4            | 5                | + 25.0%  |
| Median Sales Price*                      | \$0   | <b>\$499,945</b> | --      | \$370,000    | <b>\$499,990</b> | + 35.1%  |
| Inventory of Homes for Sale              | 4     | 4                | 0.0%    | --           | --               | --       |
| Months Supply of Inventory               | 0.6   | 0.7              | + 16.7% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 0     | 50               | --      | 33           | 71               | + 115.2% |
| Percent of Original List Price Received* | 0.0%  | 91.0%            | --      | 100.8%       | 91.5%            | - 9.2%   |
| New Listings                             | 6     | 4                | - 33.3% | 9            | 7                | - 22.2%  |

\* 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

