

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	19	- 5.0%	53	57	+ 7.5%
Closed Sales	14	13	- 7.1%	46	32	- 30.4%
Median Sales Price*	\$777,500	\$702,000	- 9.7%	\$762,500	\$716,000	- 6.1%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	15	39	+ 160.0%	25	30	+ 20.0%
Percent of Original List Price Received*	109.3%	104.2%	- 4.7%	105.1%	101.9%	- 3.0%
New Listings	28	28	0.0%	65	72	+ 10.8%

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

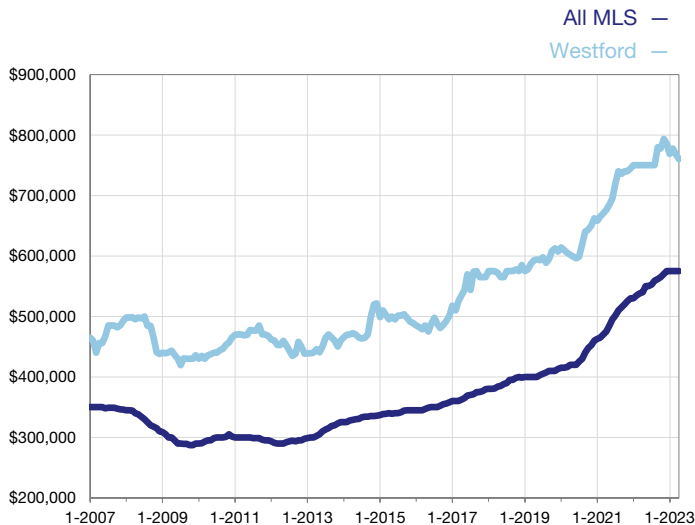
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	19	12	- 36.8%
Closed Sales	9	1	- 88.9%	13	6	- 53.8%
Median Sales Price*	\$650,000	\$655,000	+ 0.8%	\$620,000	\$518,495	- 16.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	50	18	- 64.0%	45	62	+ 37.8%
Percent of Original List Price Received*	108.8%	100.9%	- 7.3%	106.4%	93.0%	- 12.6%
New Listings	11	4	- 63.6%	20	11	- 45.0%

* 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

