

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	37	24	- 35.1%	90	78	- 13.3%
Closed Sales	15	19	+ 26.7%	61	51	- 16.4%
Median Sales Price*	\$650,000	\$1,011,000	+ 55.5%	\$750,000	\$750,000	0.0%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	16	0.0%	23	25	+ 8.7%
Percent of Original List Price Received*	109.4%	104.2%	- 4.8%	106.2%	102.7%	- 3.3%
New Listings	40	21	- 47.5%	103	92	- 10.7%

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

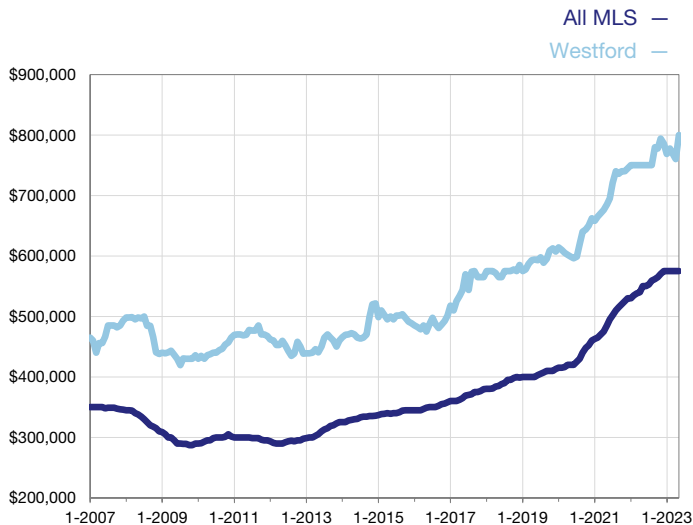
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	26	14	- 46.2%
Closed Sales	7	4	- 42.9%	20	10	- 50.0%
Median Sales Price*	\$625,000	\$357,500	- 42.8%	\$622,500	\$499,945	- 19.7%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	32	50	+ 56.3%	40	58	+ 45.0%
Percent of Original List Price Received*	108.0%	102.8%	- 4.8%	106.9%	96.9%	- 9.4%
New Listings	8	1	- 87.5%	28	11	- 60.7%

* 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

