

# Local Market Update – June 2023

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## Westford

### Single-Family Properties

| Key Metrics                              | June      |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 20        | 22               | + 10.0% | 110          | 98               | - 10.9% |
| Closed Sales                             | 32        | 24               | - 25.0% | 93           | 76               | - 18.3% |
| Median Sales Price*                      | \$850,000 | <b>\$947,500</b> | + 11.5% | \$750,000    | <b>\$815,000</b> | + 8.7%  |
| Inventory of Homes for Sale              | 42        | 17               | - 59.5% | --           | --               | --      |
| Months Supply of Inventory               | 2.1       | 1.0              | - 52.4% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 15        | 24               | + 60.0% | 20           | 24               | + 20.0% |
| Percent of Original List Price Received* | 108.7%    | <b>103.7%</b>    | - 4.6%  | 107.1%       | <b>103.2%</b>    | - 3.6%  |
| New Listings                             | 42        | 19               | - 54.8% | 145          | 111              | - 23.4% |

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

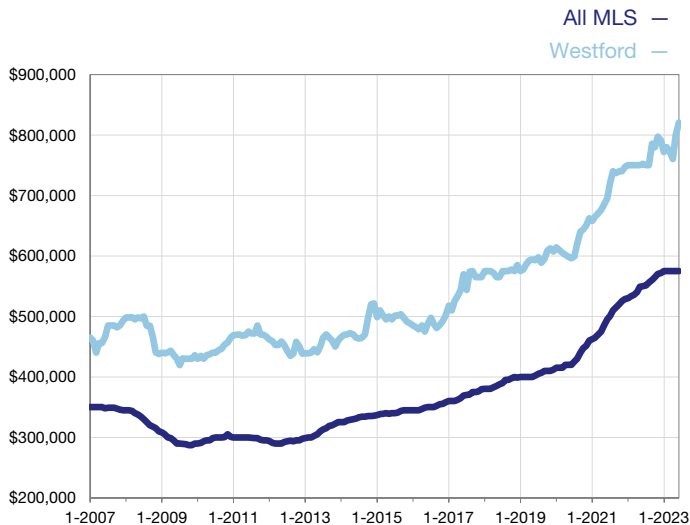
### Condominium Properties

| Key Metrics                              | June      |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 9         | 1                | - 88.9% | 35           | 15               | - 57.1% |
| Closed Sales                             | 11        | 3                | - 72.7% | 31           | 13               | - 58.1% |
| Median Sales Price*                      | \$550,000 | <b>\$730,000</b> | + 32.7% | \$620,000    | <b>\$537,000</b> | - 13.4% |
| Inventory of Homes for Sale              | 5         | 5                | 0.0%    | --           | --               | --      |
| Months Supply of Inventory               | 0.7       | 1.3              | + 85.7% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 23        | 12               | - 47.8% | 34           | 47               | + 38.2% |
| Percent of Original List Price Received* | 110.1%    | <b>112.3%</b>    | + 2.0%  | 108.1%       | <b>100.5%</b>    | - 7.0%  |
| New Listings                             | 9         | 5                | - 44.4% | 37           | 16               | - 56.8% |

\* 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

