

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 34 | 18 | - 47.1% | 144 | 112 | - 22.2% |
| Closed Sales | 28 | 23 | - 17.9% | 121 | 99 | - 18.2% |
| Median Sales Price* | \$777,500 | \$950,000 | + 22.2% | \$750,000 | \$850,000 | + 13.3% |
| Inventory of Homes for Sale | 32 | 19 | - 40.6% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.3 | - 13.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 17 | 32 | + 88.2% | 19 | 26 | + 36.8% |
| Percent of Original List Price Received* | 104.1% | 103.2% | - 0.9% | 106.4% | 103.2% | - 3.0% |
| New Listings | 24 | 17 | - 29.2% | 169 | 127 | - 24.9% |

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

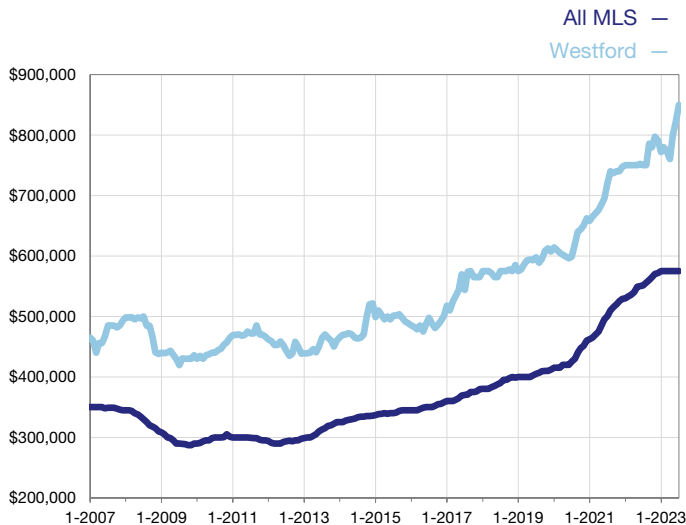
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 7 | 9 | + 28.6% | 42 | 23 | - 45.2% |
| Closed Sales | 6 | 3 | - 50.0% | 37 | 16 | - 56.8% |
| Median Sales Price* | \$646,500 | \$284,000 | - 56.1% | \$625,000 | \$518,495 | - 17.0% |
| Inventory of Homes for Sale | 8 | 4 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.9 | - 18.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 35 | + 75.0% | 32 | 45 | + 40.6% |
| Percent of Original List Price Received* | 102.3% | 95.4% | - 6.7% | 107.1% | 99.5% | - 7.1% |
| New Listings | 10 | 8 | - 20.0% | 47 | 24 | - 48.9% |

* 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

