

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	18	+ 12.5%	160	128	- 20.0%
Closed Sales	30	25	- 16.7%	151	124	- 17.9%
Median Sales Price*	\$863,000	<b>\$920,000</b>	+ 6.6%	\$775,000	<b>\$870,000</b>	+ 12.3%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	21	25	+ 19.0%
Percent of Original List Price Received*	103.2%	<b>102.6%</b>	- 0.6%	105.7%	<b>103.1%</b>	- 2.5%
New Listings	20	18	- 10.0%	189	145	- 23.3%

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

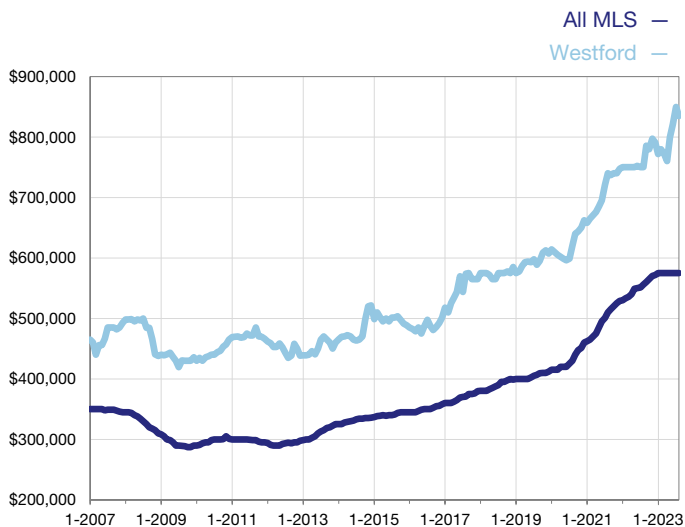
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	51	30	- 41.2%
Closed Sales	9	5	- 44.4%	46	22	- 52.2%
Median Sales Price*	\$585,000	<b>\$650,000</b>	+ 11.1%	\$622,500	<b>\$518,495</b>	- 16.7%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	36	18	- 50.0%	33	37	+ 12.1%
Percent of Original List Price Received*	99.1%	<b>107.7%</b>	+ 8.7%	105.6%	<b>101.4%</b>	- 4.0%
New Listings	5	9	+ 80.0%	52	33	- 36.5%

\* 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

