

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	12	- 33.3%	178	140	- 21.3%
Closed Sales	24	14	- 41.7%	175	139	- 20.6%
Median Sales Price*	\$887,000	<b>\$836,000</b>	- 5.7%	\$791,000	<b>\$860,000</b>	+ 8.7%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	21	26	+ 23.8%
Percent of Original List Price Received*	98.2%	<b>104.2%</b>	+ 6.1%	104.7%	<b>103.3%</b>	- 1.3%
New Listings	23	19	- 17.4%	212	164	- 22.6%

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

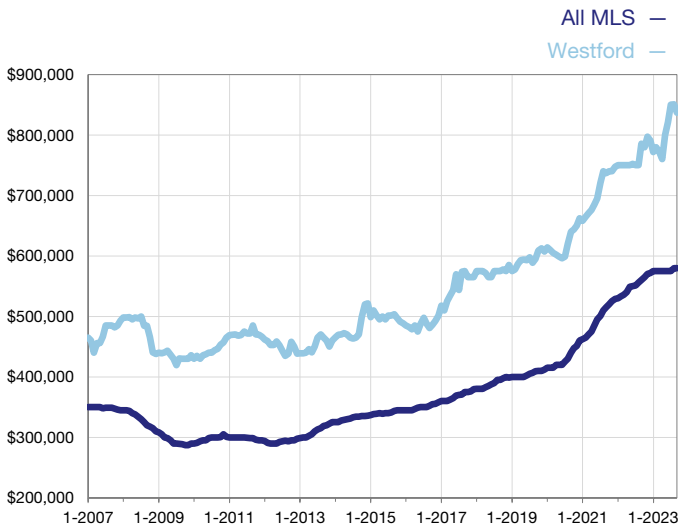
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	54	35	- 35.2%
Closed Sales	11	7	- 36.4%	57	29	- 49.1%
Median Sales Price*	\$470,000	<b>\$632,500</b>	+ 34.6%	\$585,000	<b>\$540,000</b>	- 7.7%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	39	14	- 64.1%	34	32	- 5.9%
Percent of Original List Price Received*	99.2%	<b>102.0%</b>	+ 2.8%	104.3%	<b>101.5%</b>	- 2.7%
New Listings	9	7	- 22.2%	61	40	- 34.4%

\* 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

