

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	20	+ 42.9%	192	158	- 17.7%
Closed Sales	17	12	- 29.4%	192	151	- 21.4%
Median Sales Price*	\$794,000	\$949,340	+ 19.6%	\$792,500	\$880,000	+ 11.0%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	22	28	+ 27.3%	21	26	+ 23.8%
Percent of Original List Price Received*	101.0%	100.2%	- 0.8%	104.4%	103.1%	- 1.2%
New Listings	8	11	+ 37.5%	220	175	- 20.5%

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

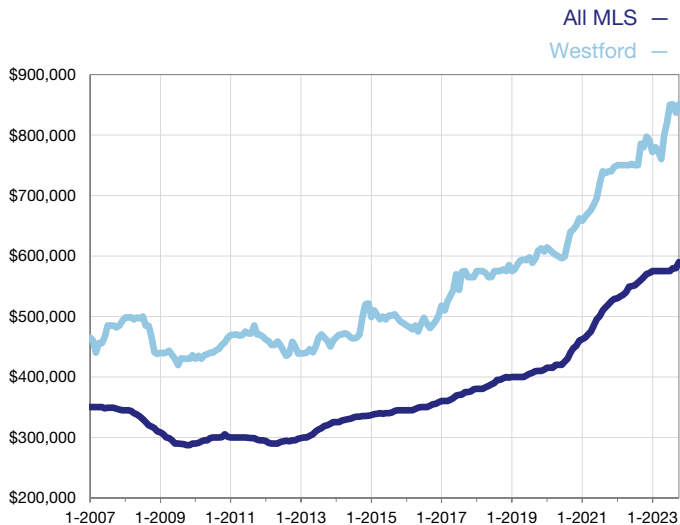
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	62	41	- 33.9%
Closed Sales	1	9	+ 800.0%	58	38	- 34.5%
Median Sales Price*	\$299,500	\$450,000	+ 50.3%	\$577,500	\$515,995	- 10.7%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	33	31	- 6.1%
Percent of Original List Price Received*	100.2%	102.1%	+ 1.9%	104.3%	101.7%	- 2.5%
New Listings	3	3	0.0%	64	43	- 32.8%

* 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

