

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	206	165	- 19.9%
Closed Sales	13	12	- 7.7%	205	163	- 20.5%
Median Sales Price*	\$710,000	\$700,500	- 1.3%	\$791,000	\$837,000	+ 5.8%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	53	16	- 69.8%	23	25	+ 8.7%
Percent of Original List Price Received*	98.4%	100.5%	+ 2.1%	104.0%	102.9%	- 1.1%
New Listings	13	12	- 7.7%	233	186	- 20.2%

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

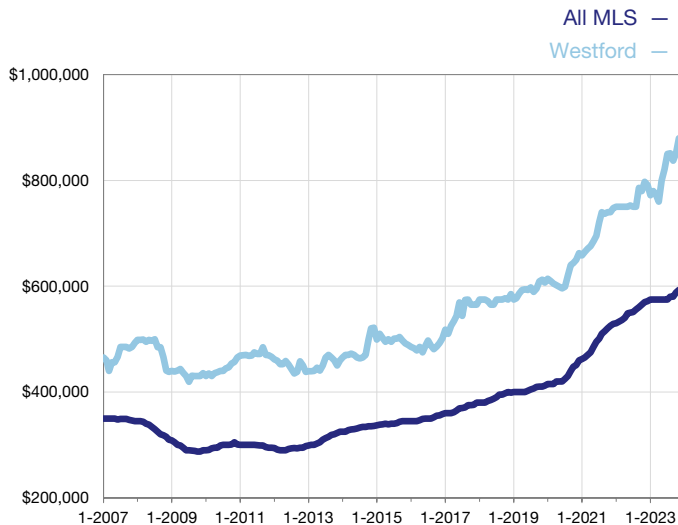
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	63	44	- 30.2%
Closed Sales	7	3	- 57.1%	65	41	- 36.9%
Median Sales Price*	\$435,000	\$630,000	+ 44.8%	\$570,000	\$537,000	- 5.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	20	51	+ 155.0%	32	32	0.0%
Percent of Original List Price Received*	101.4%	94.3%	- 7.0%	104.0%	101.1%	- 2.8%
New Listings	2	6	+ 200.0%	66	49	- 25.8%

* 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

