

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	212	171	- 19.3%
Closed Sales	12	10	- 16.7%	217	174	- 19.8%
Median Sales Price*	\$787,000	<b>\$612,500</b>	- 22.2%	\$791,000	<b>\$800,000</b>	+ 1.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	51	52	+ 2.0%	25	27	+ 8.0%
Percent of Original List Price Received*	96.1%	98.1%	+ 2.1%	103.6%	102.5%	- 1.1%
New Listings	6	2	- 66.7%	239	187	- 21.8%

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

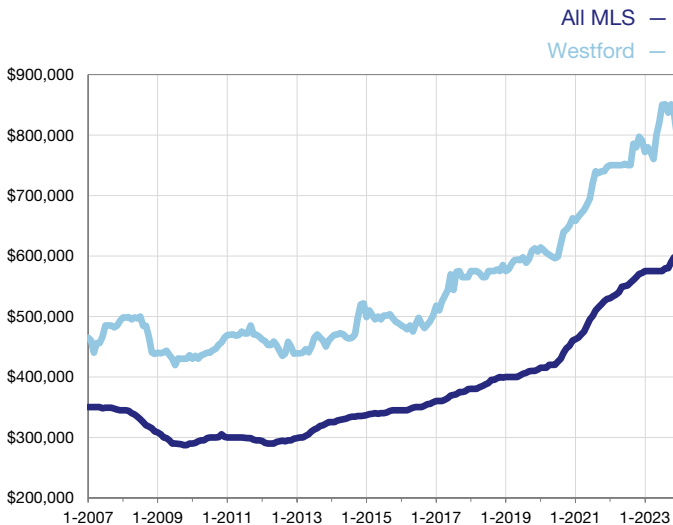
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	63	46	- 27.0%
Closed Sales	3	3	0.0%	68	44	- 35.3%
Median Sales Price*	\$485,000	<b>\$460,000</b>	- 5.2%	\$562,000	<b>\$534,500</b>	- 4.9%
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	30	16	- 46.7%	32	31	- 3.1%
Percent of Original List Price Received*	99.6%	108.0%	+ 8.4%	103.8%	101.6%	- 2.1%
New Listings	0	1	--	66	50	- 24.2%

\* 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

