

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	16	+ 166.7%	6	16	+ 166.7%
Closed Sales	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$715,000	\$735,000	+ 2.8%	\$715,000	\$735,000	+ 2.8%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	24	67	+ 179.2%	24	67	+ 179.2%
Percent of Original List Price Received*	99.4%	96.2%	- 3.2%	99.4%	96.2%	- 3.2%
New Listings	11	18	+ 63.6%	11	18	+ 63.6%

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

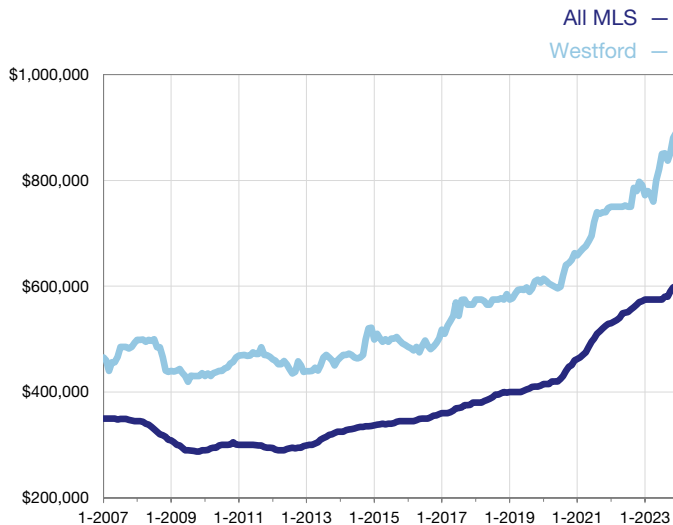
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$537,000	\$610,000	+ 13.6%	\$537,000	\$610,000	+ 13.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.5	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	156	55	- 64.7%	156	55	- 64.7%
Percent of Original List Price Received*	93.4%	101.9%	+ 9.1%	93.4%	101.9%	+ 9.1%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

