

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	17	+ 88.9%	15	28	+ 86.7%
Closed Sales	0	6	--	7	13	+ 85.7%
Median Sales Price*	\$0	\$817,500	--	\$715,000	\$735,000	+ 2.8%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	0	42	--	24	55	+ 129.2%
Percent of Original List Price Received*	0.0%	107.0%	--	99.4%	101.2%	+ 1.8%
New Listings	9	14	+ 55.6%	20	32	+ 60.0%

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

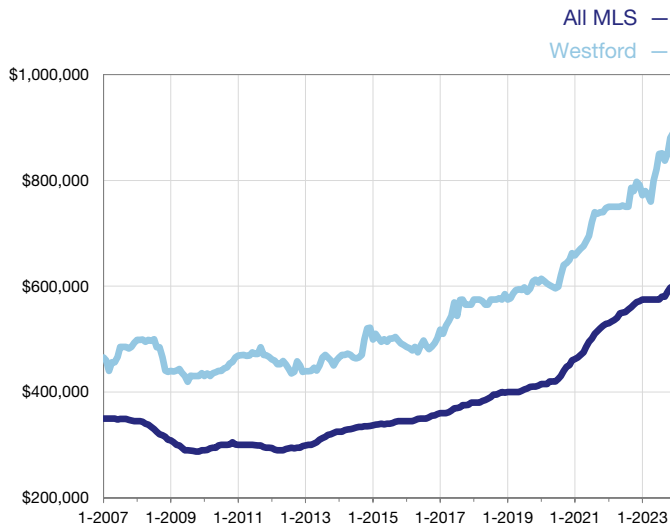
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	5	2	- 60.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$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	0	0	--	156	55	- 64.7%
Percent of Original List Price Received*	0.0%	0.0%	--	93.4%	101.9%	+ 9.1%
New Listings	2	0	- 100.0%	3	4	+ 33.3%

* 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

