

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westford

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	14	- 39.1%	38	41	+ 7.9%
Closed Sales	12	11	- 8.3%	19	24	+ 26.3%
Median Sales Price*	\$726,500	<b>\$750,000</b>	+ 3.2%	\$717,000	<b>\$744,500</b>	+ 3.8%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	24	38	+ 58.3%	24	47	+ 95.8%
Percent of Original List Price Received*	100.8%	<b>103.7%</b>	+ 2.9%	100.3%	<b>102.4%</b>	+ 2.1%
New Listings	24	21	- 12.5%	44	53	+ 20.5%

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

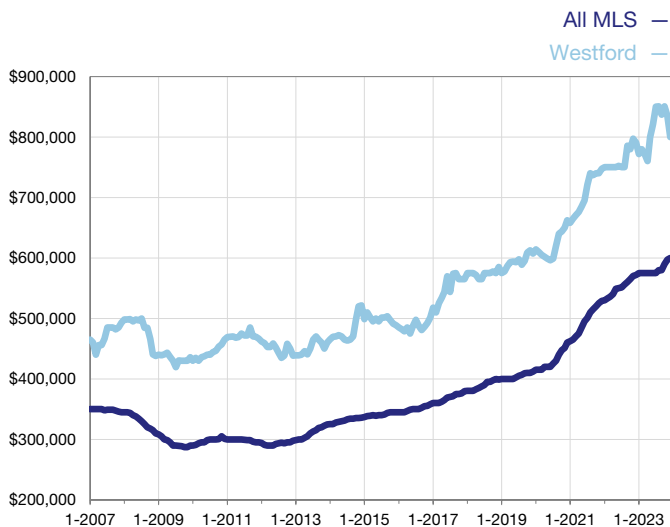
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	7	+ 600.0%	6	9	+ 50.0%
Closed Sales	4	1	- 75.0%	5	3	- 40.0%
Median Sales Price*	\$499,945	<b>\$830,000</b>	+ 66.0%	\$499,990	<b>\$660,000</b>	+ 32.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	50	1	- 98.0%	71	37	- 47.9%
Percent of Original List Price Received*	91.0%	<b>105.1%</b>	+ 15.5%	91.5%	<b>102.9%</b>	+ 12.5%
New Listings	4	3	- 25.0%	7	7	0.0%

\* 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

