

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

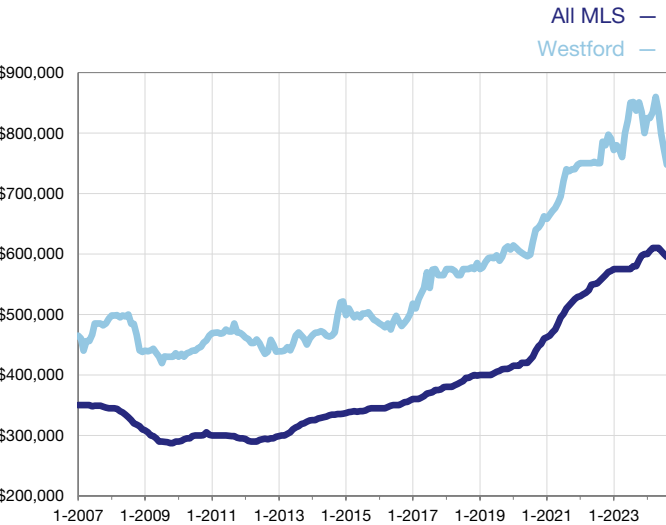
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	21	+ 16.7%	127	150	+ 18.1%
Closed Sales	26	35	+ 34.6%	125	133	+ 6.4%
Median Sales Price*	\$954,500	\$920,000	- 3.6%	\$880,000	\$935,000	+ 6.3%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	29	39	+ 34.5%	27	34	+ 25.9%
Percent of Original List Price Received*	103.3%	101.1%	- 2.1%	103.2%	103.6%	+ 0.4%
New Listings	18	13	- 27.8%	145	184	+ 26.9%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	1	- 87.5%	29	40	+ 37.9%
Closed Sales	5	12	+ 140.0%	22	41	+ 86.4%
Median Sales Price*	\$650,000	\$567,500	- 12.7%	\$518,495	\$605,000	+ 16.7%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	37	29	- 21.6%
Percent of Original List Price Received*	107.7%	99.6%	- 7.5%	101.4%	99.8%	- 1.6%
New Listings	9	3	- 66.7%	33	51	+ 54.5%

* 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

