

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

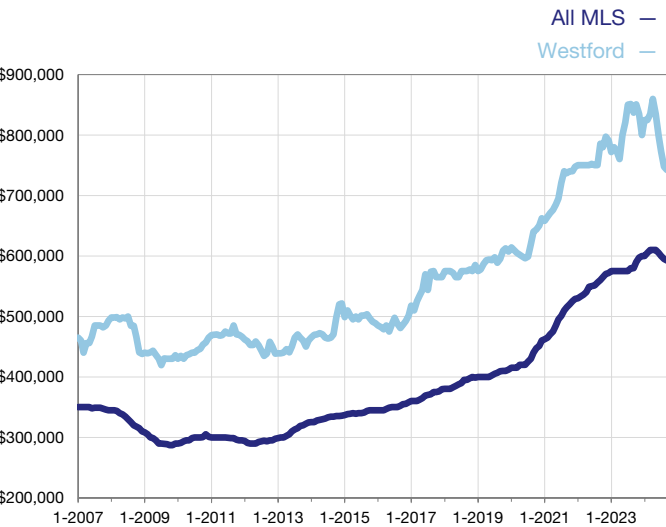
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	137	165	+ 20.4%
Closed Sales	14	11	- 21.4%	139	144	+ 3.6%
Median Sales Price*	\$836,000	\$749,000	- 10.4%	\$860,000	\$925,000	+ 7.6%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	26	34	+ 30.8%
Percent of Original List Price Received*	104.2%	98.4%	- 5.6%	103.3%	103.2%	- 0.1%
New Listings	18	14	- 22.2%	163	198	+ 21.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	35	45	+ 28.6%
Closed Sales	7	3	- 57.1%	29	44	+ 51.7%
Median Sales Price*	\$632,500	\$675,000	+ 6.7%	\$540,000	\$607,500	+ 12.5%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	3.4	+ 88.9%	--	--	--
Cumulative Days on Market Until Sale	14	31	+ 121.4%	32	30	- 6.3%
Percent of Original List Price Received*	102.0%	95.1%	- 6.8%	101.5%	99.5%	- 2.0%
New Listings	7	9	+ 28.6%	40	60	+ 50.0%

* 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

