

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	15	+ 7.1%	151	177	+ 17.2%
Closed Sales	12	22	+ 83.3%	151	166	+ 9.9%
Median Sales Price*	\$949,340	\$915,000	- 3.6%	\$880,000	\$925,000	+ 5.1%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	26	35	+ 34.6%
Percent of Original List Price Received*	100.2%	98.1%	- 2.1%	103.1%	102.5%	- 0.6%
New Listings	11	20	+ 81.8%	174	217	+ 24.7%

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

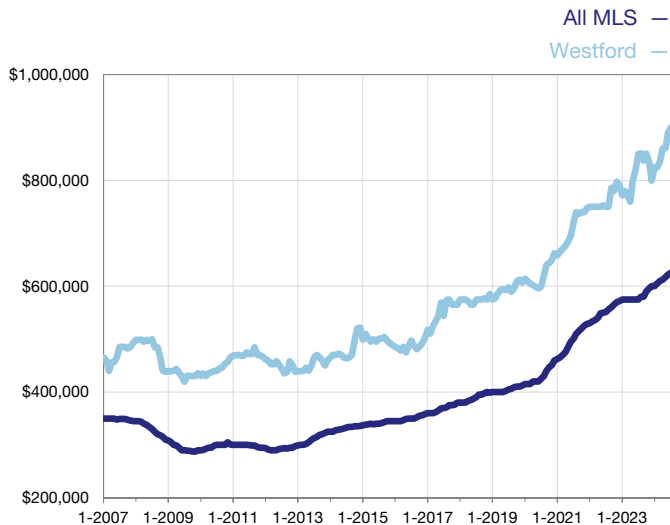
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	2	- 66.7%	41	46	+ 12.2%
Closed Sales	9	2	- 77.8%	38	46	+ 21.1%
Median Sales Price*	\$450,000	\$342,500	- 23.9%	\$515,995	\$592,500	+ 14.8%
Inventory of Homes for Sale	5	17	+ 240.0%	--	--	--
Months Supply of Inventory	1.2	4.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	30	61	+ 103.3%	31	31	0.0%
Percent of Original List Price Received*	102.1%	95.4%	- 6.6%	101.7%	99.3%	- 2.4%
New Listings	3	11	+ 266.7%	43	67	+ 55.8%

* 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

