

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

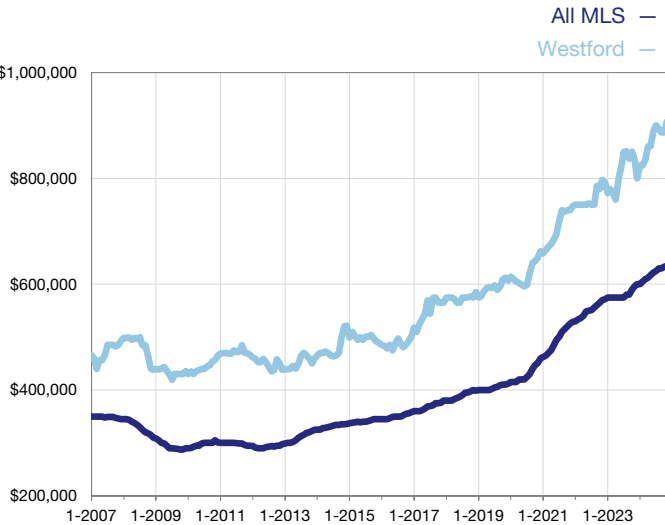
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	159	186	+ 17.0%
Closed Sales	13	9	- 30.8%	164	175	+ 6.7%
Median Sales Price*	\$701,000	\$807,500	+ 15.2%	\$836,000	\$920,000	+ 10.0%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	26	35	+ 34.6%
Percent of Original List Price Received*	99.5%	95.7%	- 3.8%	102.8%	102.2%	- 0.6%
New Listings	11	11	0.0%	185	228	+ 23.2%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	44	53	+ 20.5%
Closed Sales	3	2	- 33.3%	41	48	+ 17.1%
Median Sales Price*	\$630,000	\$590,000	- 6.3%	\$537,000	\$592,500	+ 10.3%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	1.8	3.1	+ 72.2%	--	--	--
Cumulative Days on Market Until Sale	51	20	- 60.8%	32	30	- 6.3%
Percent of Original List Price Received*	94.3%	100.6%	+ 6.7%	101.1%	99.4%	- 1.7%
New Listings	6	6	0.0%	49	73	+ 49.0%

* 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

