

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

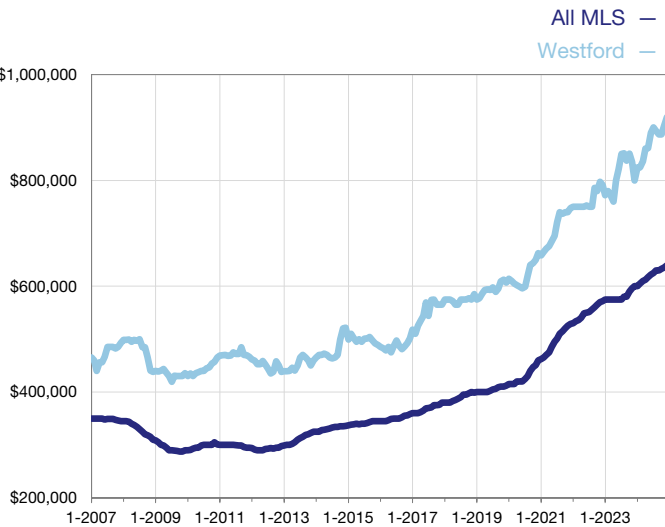
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	13	+ 62.5%	167	199	+ 19.2%
Closed Sales	10	14	+ 40.0%	174	190	+ 9.2%
Median Sales Price*	\$612,500	\$875,000	+ 42.9%	\$800,000	\$920,000	+ 15.0%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	52	28	- 46.2%	27	35	+ 29.6%
Percent of Original List Price Received*	98.1%	97.6%	- 0.5%	102.5%	101.8%	- 0.7%
New Listings	2	4	+ 100.0%	187	232	+ 24.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	46	58	+ 26.1%
Closed Sales	3	3	0.0%	44	51	+ 15.9%
Median Sales Price*	\$460,000	\$300,000	- 34.8%	\$534,500	\$570,000	+ 6.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	16	42	+ 162.5%	31	31	0.0%
Percent of Original List Price Received*	108.0%	97.7%	- 9.5%	101.6%	99.3%	- 2.3%
New Listings	1	1	0.0%	50	74	+ 48.0%

* 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

