

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	22	+ 57.1%	129	179	+ 38.8%
Closed Sales	10	21	+ 110.0%	119	157	+ 31.9%
Median Sales Price*	\$618,500	\$605,000	- 2.2%	\$517,000	\$571,055	+ 10.5%
Inventory of Homes for Sale	59	18	- 69.5%	--	--	--
Months Supply of Inventory	5.0	1.2	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	96	29	- 69.8%	58	68	+ 17.2%
Percent of Original List Price Received*	93.9%	100.1%	+ 6.6%	97.2%	98.2%	+ 1.0%
New Listings	16	21	+ 31.3%	205	196	- 4.4%

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

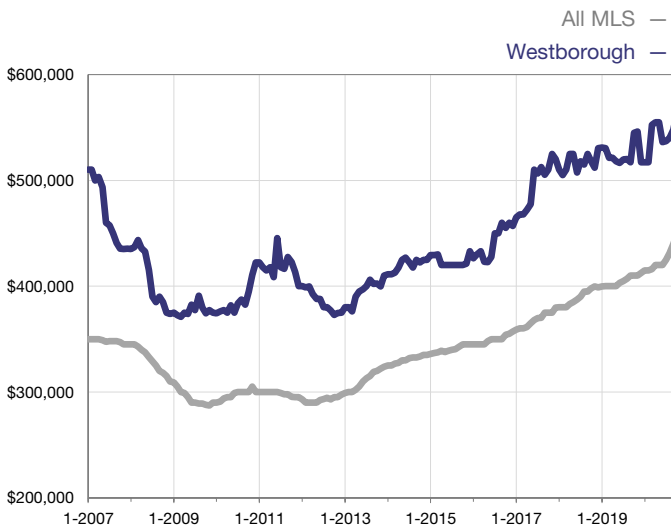
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	12	+ 500.0%	50	63	+ 26.0%
Closed Sales	5	3	- 40.0%	52	43	- 17.3%
Median Sales Price*	\$475,000	\$524,000	+ 10.3%	\$300,500	\$425,000	+ 41.4%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--
Cumulative Days on Market Until Sale	90	103	+ 14.4%	43	64	+ 48.8%
Percent of Original List Price Received*	95.4%	97.2%	+ 1.9%	98.0%	98.2%	+ 0.2%
New Listings	9	5	- 44.4%	75	85	+ 13.3%

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

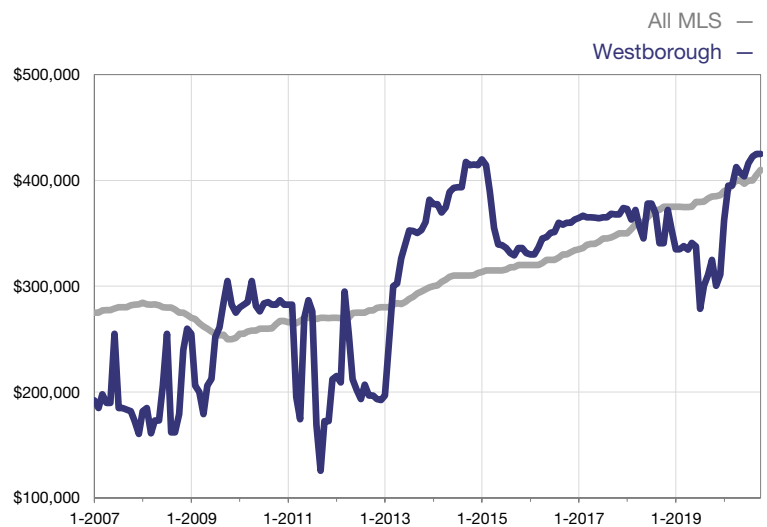
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime.