Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Westborough

Single-Family Properties

	May			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	17	**20**	+ 17.6%	75	**62**	- 17.3%
Closed Sales	17	**13**	- 23.5%	53	**36**	- 32.1%
Median Sales Price*	$623,255	**$735,625**	+ 18.0%	$623,255	**$703,750**	+ 12.9%
Inventory of Homes for Sale	9	**11**	+ 22.2%	--	--	--
Months Supply of Inventory	0.5	**0.8**	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	32	**35**	+ 9.4%	37	**41**	+ 10.8%
Percent of Original List Price Received*	105.4%	**107.2%**	+ 1.7%	104.0%	**106.4%**	+ 2.3%
New Listings	18	**19**	+ 5.6%	81	**72**	- 11.1%

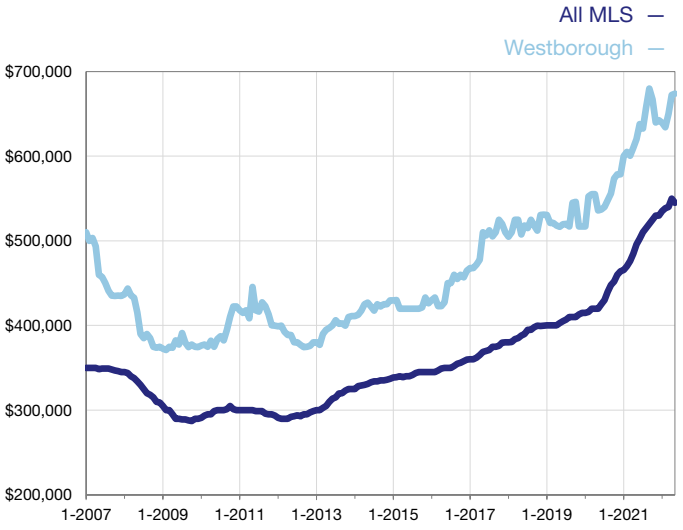
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

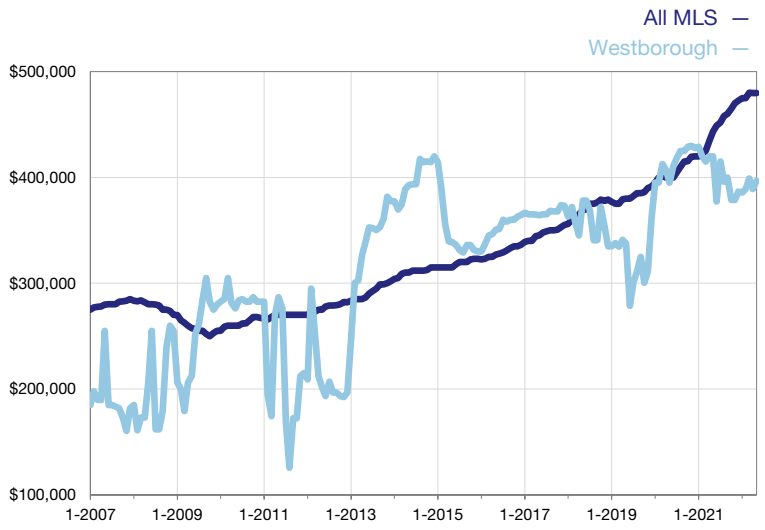
	May			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	10	**24**	+ 140.0%	43	**55**	+ 27.9%
Closed Sales	8	**5**	- 37.5%	26	**18**	- 30.8%
Median Sales Price*	$461,530	**$255,000**	- 44.7%	$350,043	**$388,980**	+ 11.1%
Inventory of Homes for Sale	9	**7**	- 22.2%	--	--	--
Months Supply of Inventory	1.1	**0.7**	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	35	**10**	- 71.4%	33	**25**	- 24.2%
Percent of Original List Price Received*	97.3%	**105.3%**	+ 8.2%	98.4%	**102.1%**	+ 3.8%
New Listings	7	**21**	+ 200.0%	47	**71**	+ 51.1%

* 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



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