

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	18	+ 38.5%	113	100	- 11.5%
Closed Sales	18	21	+ 16.7%	91	77	- 15.4%
Median Sales Price*	\$787,500	\$735,000	- 6.7%	\$680,000	\$730,000	+ 7.4%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	29	30	+ 3.4%
Percent of Original List Price Received*	104.4%	100.4%	- 3.8%	104.0%	104.9%	+ 0.9%
New Listings	17	29	+ 70.6%	130	128	- 1.5%

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

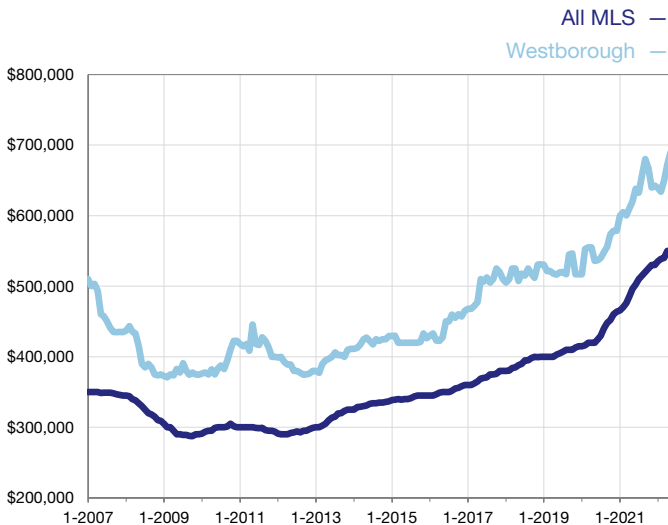
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	13	0.0%	66	77	+ 16.7%
Closed Sales	10	18	+ 80.0%	46	63	+ 37.0%
Median Sales Price*	\$207,450	\$412,738	+ 99.0%	\$320,887	\$418,820	+ 30.5%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	28	29	+ 3.6%
Percent of Original List Price Received*	100.5%	103.7%	+ 3.2%	98.9%	102.3%	+ 3.4%
New Listings	13	10	- 23.1%	77	95	+ 23.4%

* 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

