

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	6	+ 100.0%	175	147	- 16.0%
Closed Sales	23	10	- 56.5%	184	141	- 23.4%
Median Sales Price*	\$580,000	\$837,500	+ 44.4%	\$640,000	\$705,000	+ 10.2%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	38	+ 26.7%	27	32	+ 18.5%
Percent of Original List Price Received*	101.3%	101.3%	0.0%	103.3%	102.1%	- 1.2%
New Listings	3	2	- 33.3%	193	171	- 11.4%

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

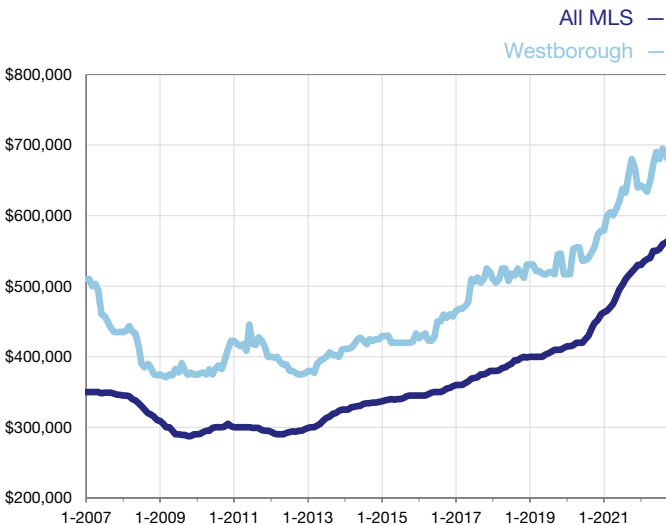
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	4	- 50.0%	112	113	+ 0.9%
Closed Sales	23	16	- 30.4%	106	112	+ 5.7%
Median Sales Price*	\$385,000	\$558,643	+ 45.1%	\$378,835	\$472,480	+ 24.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 9.1%	27	31	+ 14.8%
Percent of Original List Price Received*	100.1%	101.2%	+ 1.1%	99.9%	101.5%	+ 1.6%
New Listings	5	0	- 100.0%	129	140	+ 8.5%

* 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

