

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westborough

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	2	8	+ 300.0%	2	8	+ 300.0%
Median Sales Price*	\$902,540	<b>\$608,750</b>	- 32.6%	\$902,540	<b>\$608,750</b>	- 32.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	255	20	- 92.2%	255	20	- 92.2%
Percent of Original List Price Received*	105.7%	100.4%	- 5.0%	105.7%	100.4%	- 5.0%
New Listings	4	5	+ 25.0%	4	5	+ 25.0%

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

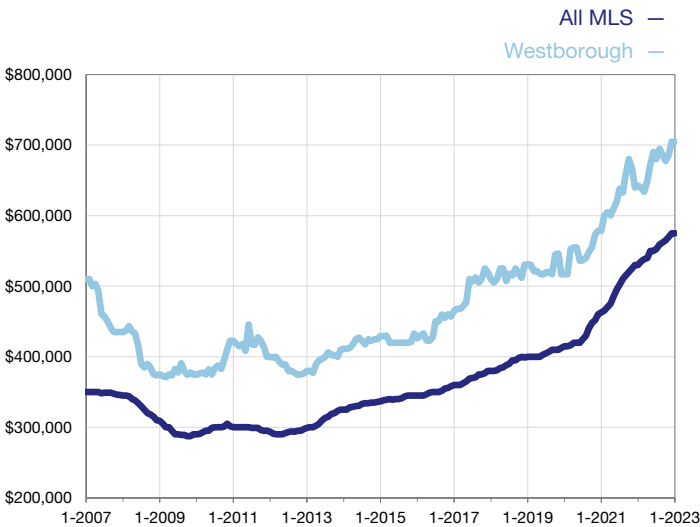
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	6	10	+ 66.7%	6	10	+ 66.7%
Median Sales Price*	\$392,805	<b>\$427,000</b>	+ 8.7%	\$392,805	<b>\$427,000</b>	+ 8.7%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	28	- 17.6%	34	28	- 17.6%
Percent of Original List Price Received*	98.9%	102.6%	+ 3.7%	98.9%	102.6%	+ 3.7%
New Listings	9	11	+ 22.2%	9	11	+ 22.2%

\* 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

