

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	18	11	- 38.9%	106	95	- 10.4%
Closed Sales	21	15	- 28.6%	84	82	- 2.4%
Median Sales Price*	\$600,000	\$555,000	- 7.5%	\$545,000	\$512,500	- 6.0%
Inventory of Homes for Sale	58	50	- 13.8%	--	--	--
Months Supply of Inventory	4.5	3.8	- 15.6%	--	--	--
Cumulative Days on Market Until Sale	39	43	+ 10.3%	46	58	+ 26.1%
Percent of Original List Price Received*	97.4%	98.5%	+ 1.1%	97.9%	97.7%	- 0.2%
New Listings	22	17	- 22.7%	153	150	- 2.0%

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

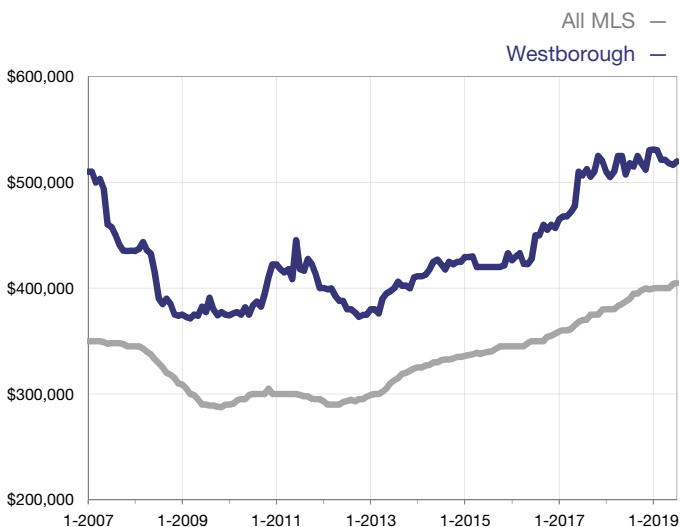
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	9	+ 80.0%	36	45	+ 25.0%
Closed Sales	6	2	- 66.7%	41	35	- 14.6%
Median Sales Price*	\$372,248	\$154,750	- 58.4%	\$340,931	\$265,000	- 22.3%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	1.5	3.1	+ 106.7%	--	--	--
Cumulative Days on Market Until Sale	25	4	- 84.0%	32	36	+ 12.5%
Percent of Original List Price Received*	100.4%	100.1%	- 0.3%	99.3%	98.1%	- 1.2%
New Listings	7	15	+ 114.3%	45	59	+ 31.1%

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

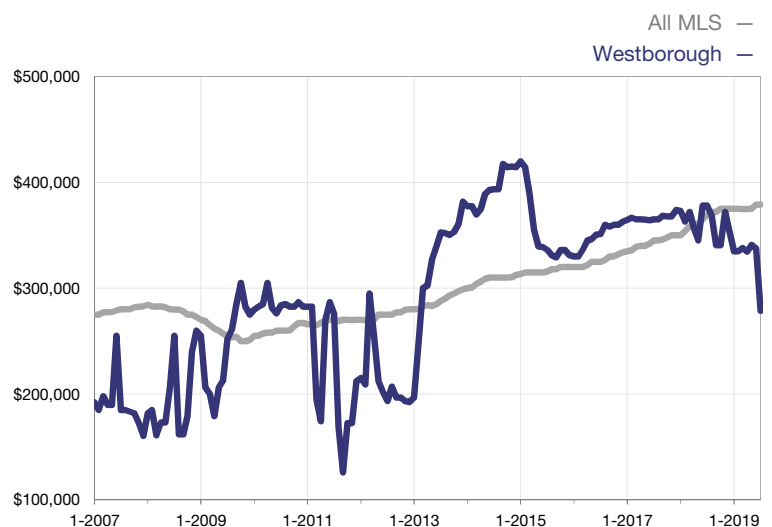
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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