

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	7	- 22.2%	9	7	- 22.2%
Closed Sales	12	9	- 25.0%	12	9	- 25.0%
Median Sales Price*	\$519,500	\$601,000	+ 15.7%	\$519,500	\$601,000	+ 15.7%
Inventory of Homes for Sale	27	11	- 59.3%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	126	56	- 55.6%	126	56	- 55.6%
Percent of Original List Price Received*	91.5%	101.9%	+ 11.4%	91.5%	101.9%	+ 11.4%
New Listings	8	11	+ 37.5%	8	11	+ 37.5%

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

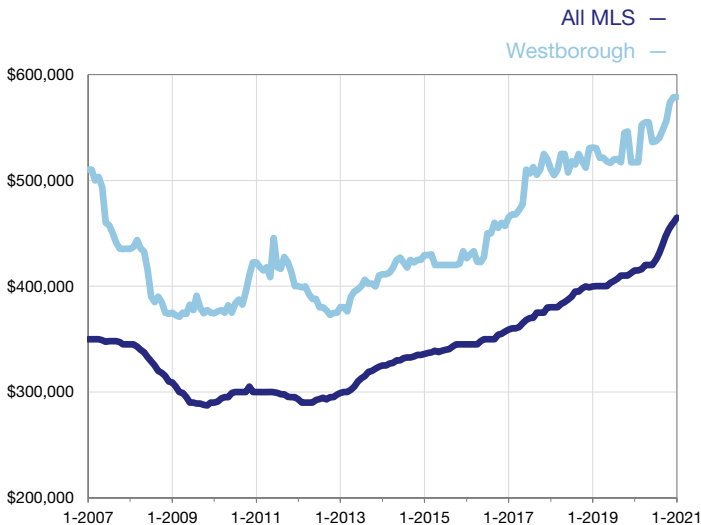
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$412,500	\$153,000	- 62.9%	\$412,500	\$153,000	- 62.9%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	47	38	- 19.1%	47	38	- 19.1%
Percent of Original List Price Received*	96.2%	96.6%	+ 0.4%	96.2%	96.6%	+ 0.4%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

