

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	19	+ 72.7%	34	42	+ 23.5%
Closed Sales	10	14	+ 40.0%	28	27	- 3.6%
Median Sales Price*	\$533,500	\$635,750	+ 19.2%	\$528,000	\$632,500	+ 19.8%
Inventory of Homes for Sale	32	4	- 87.5%	--	--	--
Months Supply of Inventory	2.6	0.2	- 92.3%	--	--	--
Cumulative Days on Market Until Sale	110	34	- 69.1%	112	43	- 61.6%
Percent of Original List Price Received*	94.4%	105.4%	+ 11.7%	93.4%	103.5%	+ 10.8%
New Listings	18	19	+ 5.6%	47	41	- 12.8%

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

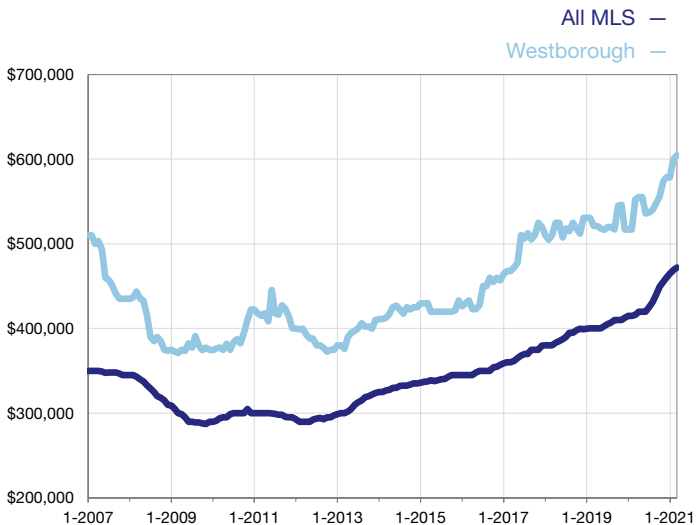
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	8	+ 700.0%	8	18	+ 125.0%
Closed Sales	3	8	+ 166.7%	5	13	+ 160.0%
Median Sales Price*	\$425,000	\$347,305	- 18.3%	\$412,500	\$317,470	- 23.0%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	6.4	1.6	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	94	28	- 70.2%	109	31	- 71.6%
Percent of Original List Price Received*	95.3%	99.0%	+ 3.9%	95.8%	97.9%	+ 2.2%
New Listings	8	9	+ 12.5%	18	21	+ 16.7%

* 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

