

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	16	+ 220.0%	39	58	+ 48.7%
Closed Sales	12	9	- 25.0%	40	36	- 10.0%
Median Sales Price*	\$673,750	\$575,000	- 14.7%	\$535,500	\$624,750	+ 16.7%
Inventory of Homes for Sale	37	8	- 78.4%	--	--	--
Months Supply of Inventory	3.0	0.5	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	52	31	- 40.4%	94	40	- 57.4%
Percent of Original List Price Received*	98.6%	102.7%	+ 4.2%	94.9%	103.3%	+ 8.9%
New Listings	10	22	+ 120.0%	57	63	+ 10.5%

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

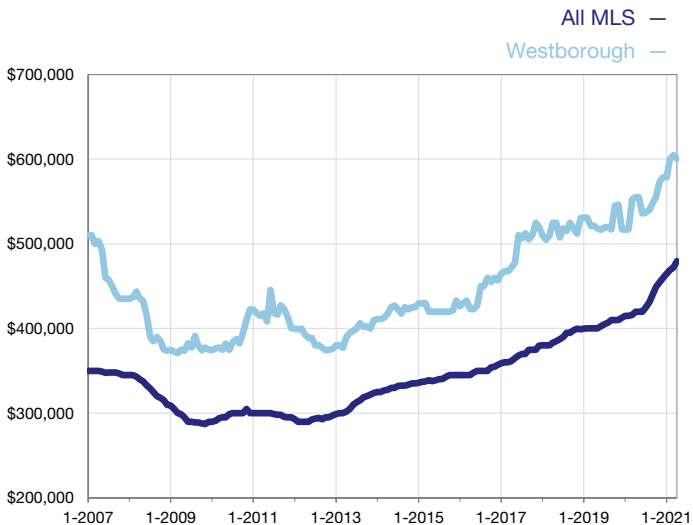
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	16	+ 700.0%	10	34	+ 240.0%
Closed Sales	1	5	+ 400.0%	6	18	+ 200.0%
Median Sales Price*	\$730,000	\$218,500	- 70.1%	\$418,750	\$264,758	- 36.8%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	6.8	1.6	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	94	32	- 66.0%
Percent of Original List Price Received*	94.2%	101.3%	+ 7.5%	95.5%	98.9%	+ 3.6%
New Listings	4	19	+ 375.0%	22	40	+ 81.8%

* 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

