

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westborough

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	18	- 25.0%	63	76	+ 20.6%
Closed Sales	7	17	+ 142.9%	47	53	+ 12.8%
Median Sales Price*	\$539,900	<b>\$623,255</b>	+ 15.4%	\$536,000	<b>\$623,255</b>	+ 16.3%
Inventory of Homes for Sale	37	8	- 78.4%	--	--	--
Months Supply of Inventory	3.1	0.5	- 83.9%	--	--	--
Cumulative Days on Market Until Sale	189	32	- 83.1%	108	37	- 65.7%
Percent of Original List Price Received*	97.0%	<b>105.4%</b>	+ 8.7%	95.2%	<b>104.0%</b>	+ 9.2%
New Listings	26	18	- 30.8%	83	81	- 2.4%

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

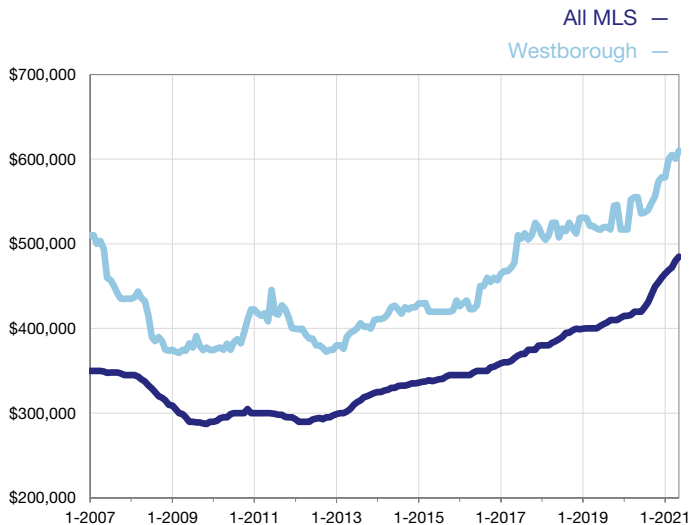
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	10	+ 66.7%	16	44	+ 175.0%
Closed Sales	2	7	+ 250.0%	8	25	+ 212.5%
Median Sales Price*	\$521,250	<b>\$457,060</b>	- 12.3%	\$430,000	<b>\$346,310</b>	- 19.5%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	7.4	0.9	- 87.8%	--	--	--
Cumulative Days on Market Until Sale	70	38	- 45.7%	88	34	- 61.4%
Percent of Original List Price Received*	93.9%	<b>96.4%</b>	+ 2.7%	95.1%	<b>98.2%</b>	+ 3.3%
New Listings	7	7	0.0%	29	47	+ 62.1%

\* 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

