

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	16	- 5.9%	172	142	- 17.4%
Closed Sales	17	9	- 47.1%	161	131	- 18.6%
Median Sales Price*	\$550,000	\$620,000	+ 12.7%	\$667,000	\$700,000	+ 4.9%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	46	+ 70.4%	26	32	+ 23.1%
Percent of Original List Price Received*	101.7%	98.3%	- 3.3%	103.6%	102.2%	- 1.4%
New Listings	8	11	+ 37.5%	190	169	- 11.1%

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

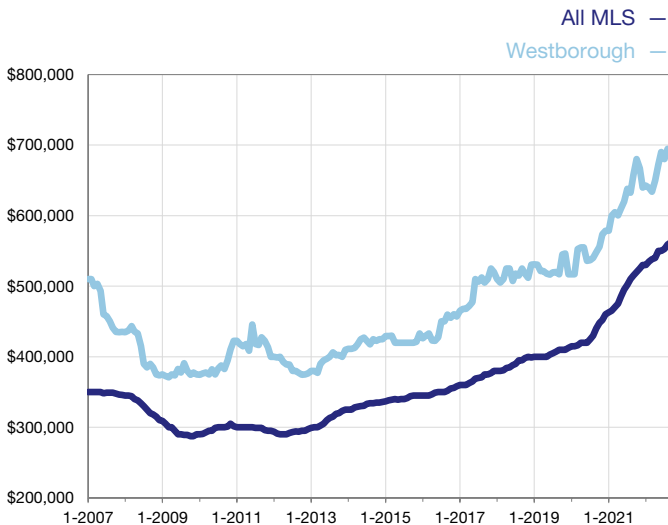
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	10	- 9.1%	104	111	+ 6.7%
Closed Sales	12	4	- 66.7%	83	95	+ 14.5%
Median Sales Price*	\$520,235	\$235,000	- 54.8%	\$377,140	\$436,440	+ 15.7%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	26	16	- 38.5%	25	31	+ 24.0%
Percent of Original List Price Received*	101.3%	105.0%	+ 3.7%	99.8%	101.6%	+ 1.8%
New Listings	7	10	+ 42.9%	124	140	+ 12.9%

* 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

