

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	21	19	- 9.5%
Closed Sales	8	4	- 50.0%	15	13	- 13.3%
Median Sales Price*	\$555,000	\$786,000	+ 41.6%	\$600,000	\$620,000	+ 3.3%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	56	23	- 58.9%
Percent of Original List Price Received*	107.0%	102.8%	- 3.9%	105.7%	100.9%	- 4.5%
New Listings	21	14	- 33.3%	33	26	- 21.2%

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

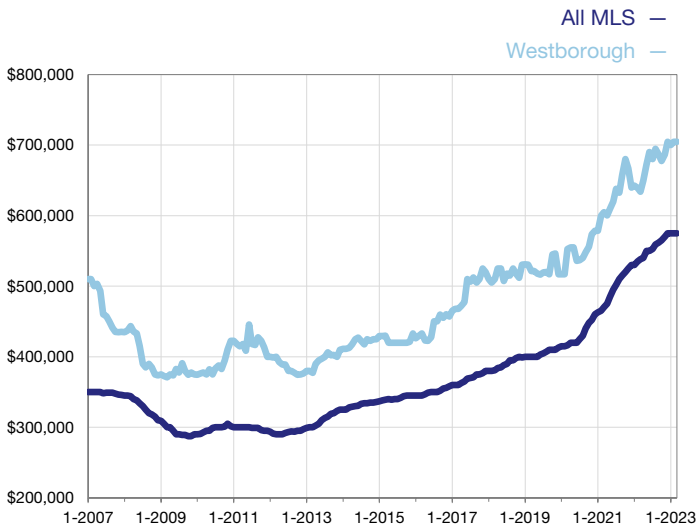
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	17	15	- 11.8%
Closed Sales	4	4	0.0%	11	20	+ 81.8%
Median Sales Price*	\$385,675	\$630,000	+ 63.3%	\$386,610	\$435,370	+ 12.6%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	33	63	+ 90.9%	32	43	+ 34.4%
Percent of Original List Price Received*	102.3%	99.7%	- 2.5%	100.2%	100.1%	- 0.1%
New Listings	13	16	+ 23.1%	33	30	- 9.1%

* 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

