

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	15	- 16.7%	39	30	- 23.1%
Closed Sales	8	10	+ 25.0%	23	23	0.0%
Median Sales Price*	\$759,500	\$865,000	+ 13.9%	\$635,000	\$630,000	- 0.8%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	44	23	- 47.7%
Percent of Original List Price Received*	106.1%	104.9%	- 1.1%	105.9%	102.7%	- 3.0%
New Listings	20	12	- 40.0%	53	38	- 28.3%

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

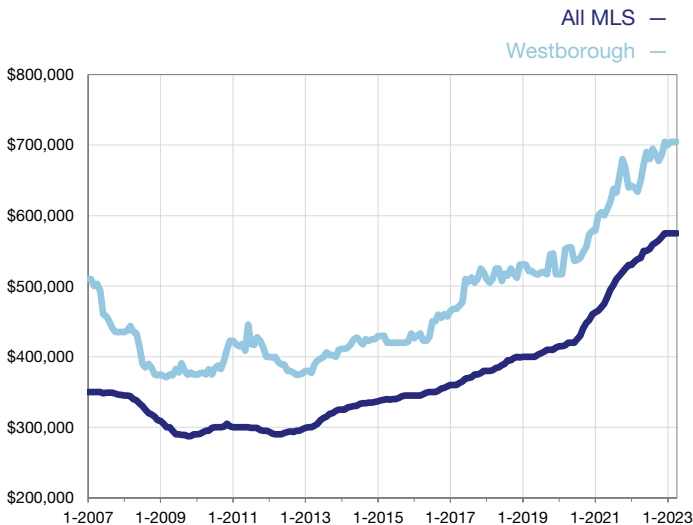
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	9	- 40.0%	32	23	- 28.1%
Closed Sales	2	5	+ 150.0%	13	25	+ 92.3%
Median Sales Price*	\$620,000	\$504,370	- 18.7%	\$391,350	\$439,995	+ 12.4%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	21	43	+ 104.8%	31	43	+ 38.7%
Percent of Original List Price Received*	104.0%	98.9%	- 4.9%	100.8%	99.8%	- 1.0%
New Listings	17	11	- 35.3%	50	41	- 18.0%

* 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

