

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westborough

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	13	- 38.1%	60	42	- 30.0%
Closed Sales	13	5	- 61.5%	36	28	- 22.2%
Median Sales Price*	\$735,625	<b>\$855,000</b>	+ 16.2%	\$703,750	<b>\$807,500</b>	+ 14.7%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	35	27	- 22.9%	41	23	- 43.9%
Percent of Original List Price Received*	107.2%	<b>99.0%</b>	- 7.6%	106.4%	<b>102.0%</b>	- 4.1%
New Listings	20	18	- 10.0%	72	56	- 22.2%

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

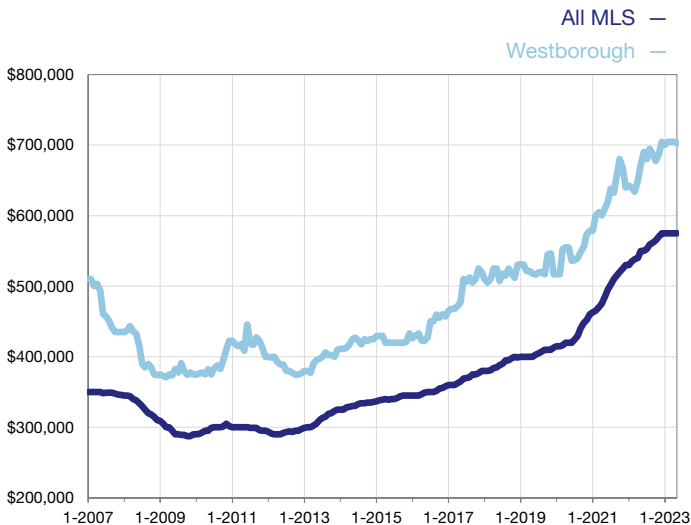
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	12	- 42.9%	53	33	- 37.7%
Closed Sales	5	7	+ 40.0%	18	32	+ 77.8%
Median Sales Price*	\$255,000	<b>\$619,000</b>	+ 142.7%	\$388,980	<b>\$509,685</b>	+ 31.0%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	10	33	+ 230.0%	25	41	+ 64.0%
Percent of Original List Price Received*	105.3%	<b>100.9%</b>	- 4.2%	102.1%	<b>100.1%</b>	- 2.0%
New Listings	20	14	- 30.0%	70	54	- 22.9%

\* 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

