

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 18 | 22 | + 22.2% | 78 | 62 | - 20.5% |
| Closed Sales | 20 | 15 | - 25.0% | 56 | 43 | - 23.2% |
| Median Sales Price* | \$715,000 | \$940,000 | + 31.5% | \$703,750 | \$855,000 | + 21.5% |
| Inventory of Homes for Sale | 22 | 14 | - 36.4% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.3 | - 23.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 20 | + 42.9% | 31 | 22 | - 29.0% |
| Percent of Original List Price Received* | 107.1% | 105.6% | - 1.4% | 106.6% | 103.2% | - 3.2% |
| New Listings | 25 | 23 | - 8.0% | 97 | 79 | - 18.6% |

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

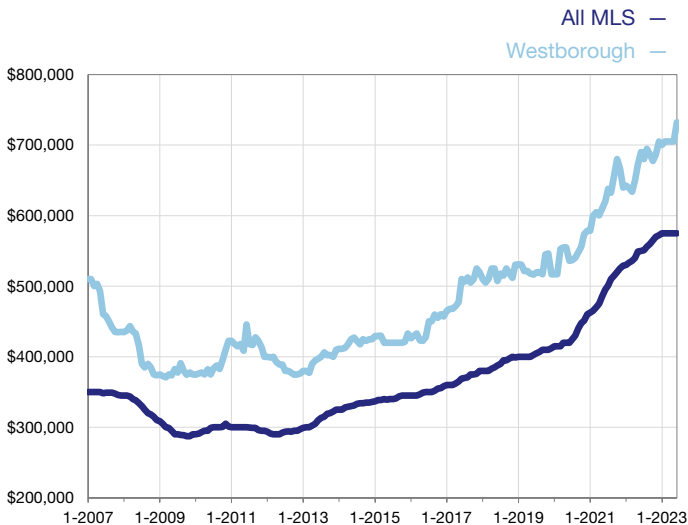
Condominium Properties

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 10 | 10 | 0.0% | 63 | 43 | - 31.7% |
| Closed Sales | 27 | 11 | - 59.3% | 45 | 43 | - 4.4% |
| Median Sales Price* | \$495,000 | \$528,000 | + 6.7% | \$425,000 | \$515,000 | + 21.2% |
| Inventory of Homes for Sale | 18 | 7 | - 61.1% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 0.9 | - 47.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | 21 | - 41.7% | 32 | 36 | + 12.5% |
| Percent of Original List Price Received* | 101.4% | 101.2% | - 0.2% | 101.7% | 100.4% | - 1.3% |
| New Listings | 15 | 11 | - 26.7% | 85 | 65 | - 23.5% |

* 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

