

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	15	0.0%	93	73	- 21.5%
Closed Sales	22	13	- 40.9%	78	56	- 28.2%
Median Sales Price*	\$732,500	\$920,000	+ 25.6%	\$725,000	\$867,500	+ 19.7%
Inventory of Homes for Sale	34	8	- 76.5%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	30	23	- 23.3%
Percent of Original List Price Received*	100.9%	101.8%	+ 0.9%	105.0%	102.9%	- 2.0%
New Listings	28	8	- 71.4%	125	86	- 31.2%

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

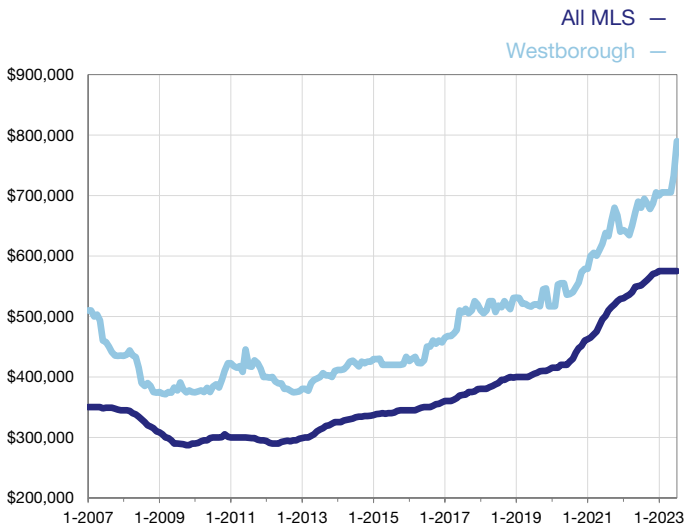
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	5	- 70.6%	80	47	- 41.3%
Closed Sales	18	8	- 55.6%	63	51	- 19.0%
Median Sales Price*	\$412,738	\$452,500	+ 9.6%	\$418,820	\$504,370	+ 20.4%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	22	25	+ 13.6%	29	34	+ 17.2%
Percent of Original List Price Received*	103.7%	99.2%	- 4.3%	102.3%	100.2%	- 2.1%
New Listings	10	8	- 20.0%	95	72	- 24.2%

* 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

