

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	108	85	- 21.3%
Closed Sales	20	15	- 25.0%	98	71	- 27.6%
Median Sales Price*	\$702,500	\$850,000	+ 21.0%	\$713,750	\$855,000	+ 19.8%
Inventory of Homes for Sale	26	7	- 73.1%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	28	23	- 17.9%
Percent of Original List Price Received*	100.3%	100.6%	+ 0.3%	104.0%	102.4%	- 1.5%
New Listings	8	11	+ 37.5%	133	98	- 26.3%

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

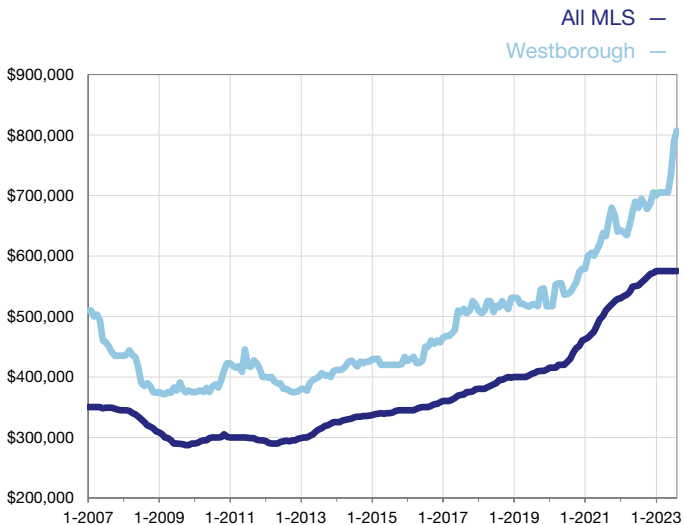
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	9	+ 125.0%	84	56	- 33.3%
Closed Sales	18	11	- 38.9%	81	62	- 23.5%
Median Sales Price*	\$505,763	\$405,000	- 19.9%	\$430,545	\$480,000	+ 11.5%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	41	+ 28.1%	30	35	+ 16.7%
Percent of Original List Price Received*	100.3%	98.4%	- 1.9%	101.8%	99.9%	- 1.9%
New Listings	9	12	+ 33.3%	104	84	- 19.2%

* 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

