

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westborough

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	118	88	- 25.4%
Closed Sales	16	11	- 31.3%	114	82	- 28.1%
Median Sales Price*	\$679,250	<b>\$872,500</b>	+ 28.5%	\$706,250	<b>\$863,750</b>	+ 22.3%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 9.1%	29	24	- 17.2%
Percent of Original List Price Received*	95.6%	<b>106.0%</b>	+ 10.9%	102.9%	<b>102.9%</b>	0.0%
New Listings	10	14	+ 40.0%	143	109	- 23.8%

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

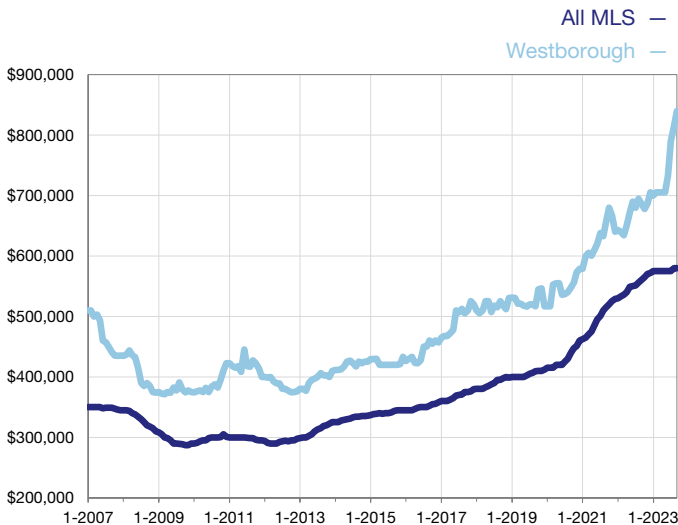
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	92	63	- 31.5%
Closed Sales	6	3	- 50.0%	87	65	- 25.3%
Median Sales Price*	\$496,000	<b>\$500,000</b>	+ 0.8%	\$435,500	<b>\$480,000</b>	+ 10.2%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	60	15	- 75.0%	32	34	+ 6.3%
Percent of Original List Price Received*	98.4%	<b>99.3%</b>	+ 0.9%	101.6%	<b>99.8%</b>	- 1.8%
New Listings	9	12	+ 33.3%	113	97	- 14.2%

\* 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

