

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	126	98	- 22.2%
Closed Sales	8	7	- 12.5%	122	89	- 27.0%
Median Sales Price*	\$617,500	\$875,000	+ 41.7%	\$702,500	\$872,500	+ 24.2%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	25	- 52.8%	31	24	- 22.6%
Percent of Original List Price Received*	96.6%	99.0%	+ 2.5%	102.4%	102.6%	+ 0.2%
New Listings	11	11	0.0%	154	122	- 20.8%

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

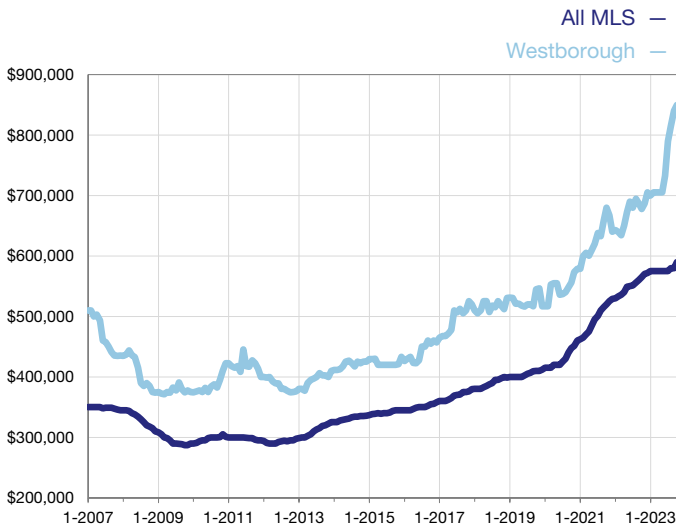
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	101	69	- 31.7%
Closed Sales	4	6	+ 50.0%	91	71	- 22.0%
Median Sales Price*	\$640,000	\$518,998	- 18.9%	\$469,960	\$500,000	+ 6.4%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	37	37	0.0%	32	35	+ 9.4%
Percent of Original List Price Received*	97.8%	101.1%	+ 3.4%	101.4%	99.9%	- 1.5%
New Listings	14	7	- 50.0%	127	104	- 18.1%

* 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

