

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westborough

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	145	112	- 22.8%
Closed Sales	10	8	- 20.0%	141	106	- 24.8%
Median Sales Price*	\$837,500	\$567,500	- 32.2%	\$705,000	\$852,500	+ 20.9%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	38	37	- 2.6%	32	25	- 21.9%
Percent of Original List Price Received*	101.3%	94.1%	- 7.1%	102.1%	101.9%	- 0.2%
New Listings	2	6	+ 200.0%	167	134	- 19.8%

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

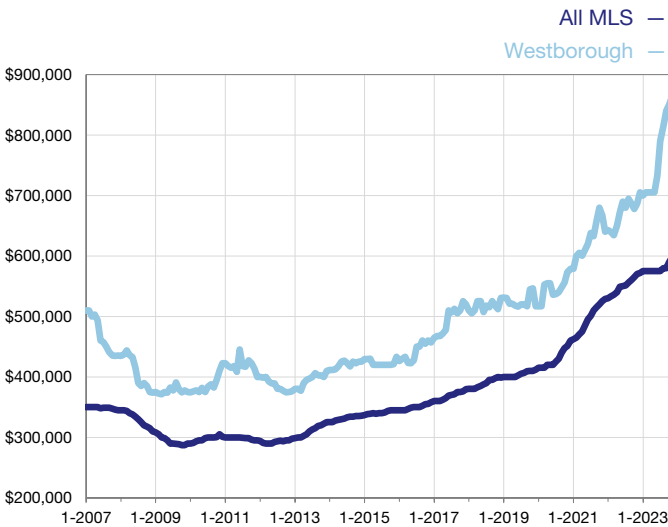
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	113	76	- 32.7%
Closed Sales	16	3	- 81.3%	112	78	- 30.4%
Median Sales Price*	\$558,643	\$544,995	- 2.4%	\$472,480	\$502,185	+ 6.3%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	30	59	+ 96.7%	31	34	+ 9.7%
Percent of Original List Price Received*	101.2%	95.1%	- 6.0%	101.5%	99.9%	- 1.6%
New Listings	0	5	--	137	115	- 16.1%

\* 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

