

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Median Sales Price*	\$608,750	\$792,500	+ 30.2%	\$608,750	\$792,500	+ 30.2%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	20	58	+ 190.0%	20	58	+ 190.0%
Percent of Original List Price Received*	100.4%	97.2%	- 3.2%	100.4%	97.2%	- 3.2%
New Listings	4	5	+ 25.0%	4	5	+ 25.0%

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

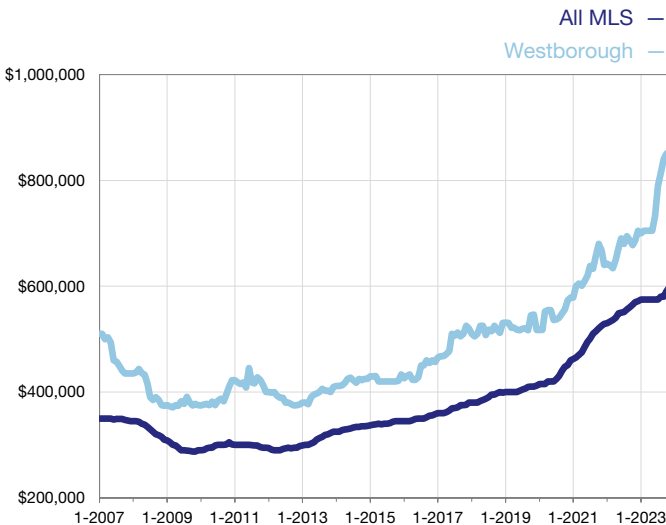
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	11	1	- 90.9%	11	1	- 90.9%
Median Sales Price*	\$423,255	\$650,000	+ 53.6%	\$423,255	\$650,000	+ 53.6%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	26	101	+ 288.5%	26	101	+ 288.5%
Percent of Original List Price Received*	102.3%	96.3%	- 5.9%	102.3%	96.3%	- 5.9%
New Listings	11	9	- 18.2%	11	9	- 18.2%

* 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

