

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	7	+ 40.0%	7	8	+ 14.3%
Closed Sales	1	3	+ 200.0%	9	11	+ 22.2%
Median Sales Price*	\$568,000	\$705,000	+ 24.1%	\$597,500	\$725,000	+ 21.3%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	33	10	- 69.7%	21	45	+ 114.3%
Percent of Original List Price Received*	97.1%	101.1%	+ 4.1%	100.0%	98.3%	- 1.7%
New Listings	8	9	+ 12.5%	12	14	+ 16.7%

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

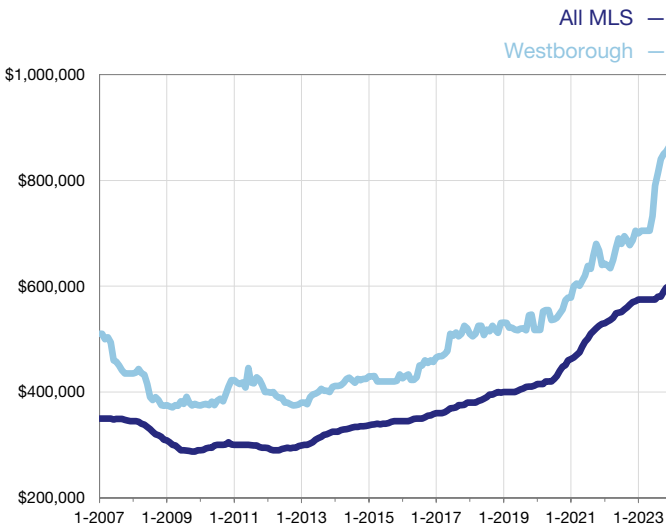
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	10	10	0.0%
Closed Sales	5	4	- 20.0%	16	5	- 68.8%
Median Sales Price*	\$515,000	\$340,000	- 34.0%	\$427,000	\$380,000	- 11.0%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	1.0	2.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	66	31	- 53.0%	38	45	+ 18.4%
Percent of Original List Price Received*	95.4%	103.7%	+ 8.7%	100.2%	102.2%	+ 2.0%
New Listings	3	11	+ 266.7%	14	20	+ 42.9%

* 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

