

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	12	+ 50.0%	15	20	+ 33.3%
Closed Sales	4	8	+ 100.0%	13	19	+ 46.2%
Median Sales Price*	\$786,000	\$827,500	+ 5.3%	\$620,000	\$780,000	+ 25.8%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	60	+ 130.8%	23	51	+ 121.7%
Percent of Original List Price Received*	102.8%	99.3%	- 3.4%	100.9%	98.7%	- 2.2%
New Listings	14	8	- 42.9%	26	22	- 15.4%

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

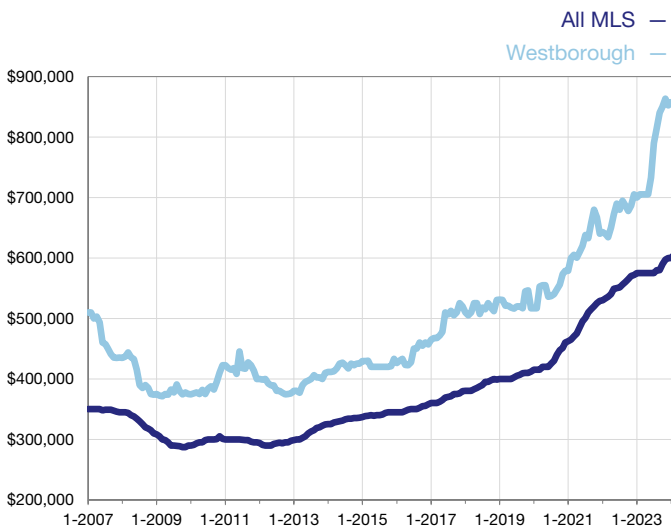
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	12	+ 200.0%	14	22	+ 57.1%
Closed Sales	4	4	0.0%	20	9	- 55.0%
Median Sales Price*	\$630,000	\$500,345	- 20.6%	\$435,370	\$475,700	+ 9.3%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	63	38	- 39.7%	43	42	- 2.3%
Percent of Original List Price Received*	99.7%	96.8%	- 2.9%	100.1%	99.8%	- 0.3%
New Listings	15	8	- 46.7%	29	28	- 3.4%

* 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

