

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	12	0.0%	27	32	+ 18.5%
Closed Sales	10	6	- 40.0%	23	25	+ 8.7%
Median Sales Price*	\$865,000	<b>\$642,500</b>	- 25.7%	\$630,000	<b>\$725,000</b>	+ 15.1%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	23	43	+ 87.0%
Percent of Original List Price Received*	104.9%	<b>100.9%</b>	- 3.8%	102.7%	<b>99.2%</b>	- 3.4%
New Listings	12	17	+ 41.7%	38	39	+ 2.6%

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

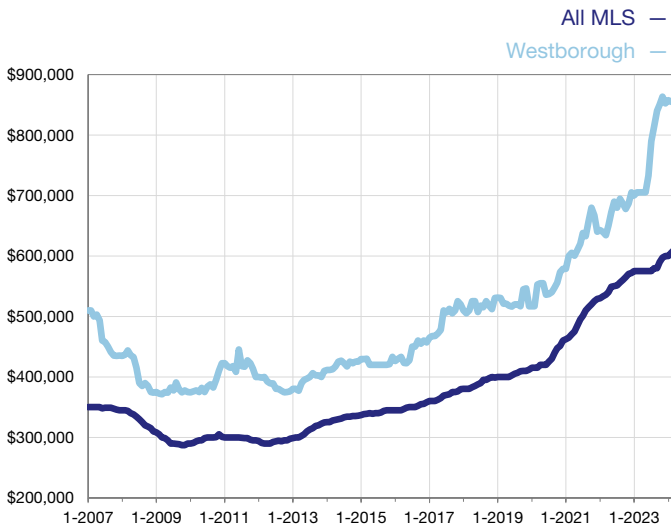
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	21	29	+ 38.1%
Closed Sales	5	3	- 40.0%	25	12	- 52.0%
Median Sales Price*	\$504,370	<b>\$549,995</b>	+ 9.0%	\$439,995	<b>\$500,345</b>	+ 13.7%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	43	34	- 20.9%	43	40	- 7.0%
Percent of Original List Price Received*	98.9%	<b>93.5%</b>	- 5.5%	99.8%	<b>98.2%</b>	- 1.6%
New Listings	11	6	- 45.5%	40	32	- 20.0%

\* 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

